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**FirstChoice Wholesale Investments**  
**2021/22 Tax Return Information Statement**

**Account number:** \*\*\* \*\*\*\*\*478  
**Account type:** Super fund  
**Account name:** Gerretzen Investments Pty Ltd  
The Gerretzen Super Fund  
The Gerretzen Super Fund A/C  
**TFN/ABN:** Provided

Gerretzen Investments Pty Ltd  
\*\*\* \*\*  
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If you have any questions about this statement, please talk to your financial adviser or accountant. The information shown on this statement is also provided to the Australian Taxation Office (ATO).

**Part A**

**Summary of 2022 tax return items**

Tax return	Amount (\$)	Tax return label
Interest income	1.12	10L
TFN amounts withheld (Interest)	0.00	10M
Non-primary production income	721.97	13U
Franked distributions from trusts	2,954.50	13C
Share of franking credits – franked dividends	1,053.01	13Q
TFN amounts withheld (Trust Distribution)	0.00	13R
Total current year capital gains	7,134.48	18H
Net capital gain	4,756.33	18A
Controlled Foreign Company (CFC) income	0.00	19K
Assessable foreign source income	950.07	20E
Other net foreign source income	950.07	20M
Australian franking credits from a New Zealand franking company	0.00	20F
Foreign Income Tax Offset	226.25	20O
Rebates	31.67	24V

**Part B**

Capital gains tax information – additional information for item 18	Amount (\$)
Capital gains - discount method (grossed-up amount)	7,134.48
Capital gains - other than discount method	0.00
<b>Total current year capital gains</b>	<b>7,134.48</b>

**Notes**

The cost base of your units in Attribution Managed Investment Trusts (AMITs) can be adjusted both upward and downward. Your cost base is adjusted at the end of each income year by the 'AMIT cost base net amount'. For all AMIT attribution, distribution and cost-base adjustment information, go to **Part C of the individual AMMA statement**

**Keeping your account details up-to-date**

Please ensure that all account details, including your address information shown at the top of this statement are correct. Contact Investor Services on 13 13 36, Monday to Friday, between 8am to 7pm, Sydney - Australian Eastern Standard Time to inform us of any changes to your account.

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**Part C****Total - interest****Taxable income (\$)**

Interest income

1.12

**Total - components of distribution/attribution**

	Cash distribution (\$)	Tax paid/Franking credit (\$)	Attribution/ Taxable amount (\$)
<b>Australian income</b>			
Dividends - unfranked not CFI*	82.56		82.56
Dividends - unfranked CFI*	142.47		142.47
Interest	44.40		44.40
Interest exempt from non-resident withholding	218.79		218.79
Other income	225.85		225.85
NCMI# - Non-primary production	3.49		3.49
Excluded from NCMI# - Non-primary production	4.41		4.41
<b>Non-primary production income</b>	<b>721.97</b>		<b>721.97</b>
<b>Dividends - franked amount</b>	<b>1,901.49</b>	<b>1,053.01</b>	<b>2,954.50</b>
<b>Capital gains</b>			
Discounted capital gain TAP^	31.69		31.69
Discounted capital gain NTAP^	3,535.55		3,535.55
Discounted capital gain NCMI#	0.00		0.00
Discounted capital gain Excluded NCMI#	0.00		0.00
Capital gains - other TAP^	0.00		0.00
Capital gains - other NTAP^	0.00		0.00
Capital gains - other NCMI#	0.00		0.00
Capital gains - other Excluded NCMI#	0.00		0.00
<b>Capital gain</b>	<b>3,567.24</b>		<b>3,567.24</b>
CGT gross-up amount (AMIT)			3,567.24
Other capital gains distribution (AMIT)	3,567.24		
CGT concession amount (non-AMIT)	0.00		
<b>Total current year/distributed capital gains</b>	<b>7,134.48</b>		
<b>Foreign Income</b>			
Other net foreign source income	723.82	226.25	950.07
<b>Assessable foreign income</b>	<b>723.82</b>	<b>226.25</b>	<b>950.07</b>
Australian franking credits from a New Zealand franking company		0.00	0.00
CFC income	0.00		0.00
<b>Total foreign income</b>	<b>723.82</b>	<b>226.25</b>	<b>950.07</b>

**Notes**

\* CFI = Conduit foreign income. CFI unfranked dividend income is paid from Australian companies and the income has been declared to be CFI income. CFI income is exempt from non-resident withholding tax.

^ TAP = Taxable Australian Property. NTAP = Non-Taxable Australian Property.

# NCMI = Non-concessional MIT Income

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## Part C - continued

	Cash distribution (\$)	Attribution/Amount (\$)
<b>Other non-assessable amounts</b>		
Net exempt income	0.00	0.00
Non-assessable non-exempt	299.01	299.01
Other non-attributable amounts (AMIT)	375.64	
Tax free amounts (non-AMITs)	0.00	
Tax deferred amounts (non-AMITs)	0.00	
<b>Gross cash distribution</b>	<b>11,157.53</b>	
<b>(Includes interest income)</b>		
<b>Other deductions from distribution</b>		
Less: TFN amounts withheld	0.00	
Less: Non-resident withholding tax(12H)	0.00	
Less Other non-resident withholding	0.00	
<b>Net cash distribution</b>	<b>11,157.53</b>	
<b>(Includes interest income)</b>		

**Do you hold any other FirstChoice investments with Colonial First State Investments Limited (CFSIL)?**

You will receive a separate Tax Return Information Statement if you have an investment in any other CFSIL product.

**If you intend to complete a myTax return, please check the information against this statement.**

CFSIL is participating in the ATO's project to pre-fill managed fund distribution information into the myTax online tax return portal. If you complete a myTax return, you should ensure that any information that is pre-filled matches this distribution statement. To find out more about myTax visit the ATO website.

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## Attribution managed investment trust member annual statement (AMMA)

## Part C

## Components of attribution

Investment option: FSI Global Credit Income (FSF0084AU)

	Cash distribution (\$)	Tax paid/Franking credit (\$)	Attribution (\$)
<b>Australian income</b>			
Dividends - unfranked not CFI	0.00		0.00
Dividends - unfranked CFI	0.00		0.00
Interest	2.95		2.95
Interest exempt from non-resident withholding	14.04		14.04
Other income	52.17		52.17
NCMI# - Non-primary production	0.00		0.00
Excluded from NCMI# - Non-primary production	0.00		0.00
<b>Non-primary production income</b>	<b>69.16</b>		<b>69.16</b>
<b>Dividends - franked amount</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Capital gains</b>			
Discounted capital gain TAP	0.00		0.00
Discounted capital gain NTAP	0.00		0.00
Discounted capital gain NCMI#	0.00		0.00
Discounted capital gain Excluded NCMI#	0.00		0.00
Capital gains - other TAP	0.00		0.00
Capital gains - other NTAP	0.00		0.00
Capital gains - other NCMI#	0.00		0.00
Capital gains - other Excluded NCMI#	0.00		0.00
<b>Capital gain</b>	<b>0.00</b>		<b>0.00</b>
CGT gross-up amount (AMIT)			0.00
Other capital gains distribution (AMIT)	0.00		0.00
<b>Total current year capital gains</b>	<b>0.00</b>		<b>0.00</b>
<b>Foreign income</b>			
Other net foreign source income	16.62	0.49	17.11
<b>Assessable foreign income</b>	<b>16.62</b>	<b>0.49</b>	<b>17.11</b>
Australian franking credits from a New Zealand franking company		0.00	0.00
CFC income	0.00		0.00
<b>Total foreign income</b>	<b>16.62</b>	<b>0.49</b>	<b>17.11</b>

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**Attribution managed investment trust member annual statement (AMMA) continued**

**Part C Components of attribution**

Investment option: FSI Global Credit Income (FSF0084AU)

	Cash distribution (\$)	Attribution/Amount (\$)
<b>Other non-assessable amounts</b>		
Net exempt income	0.00	0.00
Non-assessable non-exempt	0.00	0.00
Other non-attributable amounts (AMIT)	9.77	
<b>Gross cash distribution</b>	<b>95.55</b>	
<b>Other deductions from distribution</b>		
Less: TFN amounts withheld	0.00	
Less: Non-resident withholding tax (12 H)	0.00	
Less Other non-resident withholding	0.00	
<b>Net cash distribution</b>	<b>95.55</b>	

	Other Amount (\$)
<b>AMIT Cost Base Adjustment Amounts</b>	
AMIT cost base net decrease amount - (excess)	9.77
AMIT cost base net increase amount - (short fall)	0.00

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## Attribution managed investment trust member annual statement (AMMA)

## Part C

## Components of attribution

Investment option: Fidelity Wsale Aust Equities (FSF0790AU)

	Cash distribution (\$)	Tax paid/Franking credit (\$)	Attribution (\$)
<b>Australian Income</b>			
Dividends - unfranked not CFI	14.98		14.98
Dividends - unfranked CFI	52.94		52.94
Interest	0.34		0.34
Interest exempt from non-resident withholding	0.00		0.00
Other income	0.00		0.00
NCMI# - Non-primary production	0.32		0.32
Excluded from NCMI# - Non-primary production	0.00		0.00
<b>Non-primary production income</b>	<b>68.58</b>		<b>68.58</b>
<b>Dividends - franked amount</b>	<b>921.71</b>	<b>511.81</b>	<b>1,433.52</b>
<b>Capital gains</b>			
Discounted capital gain TAP	1.09		1.09
Discounted capital gain NTAP	421.79		421.79
Discounted capital gain NCMI#	0.00		0.00
Discounted capital gain Excluded NCMI#	0.00		0.00
Capital gains - other TAP	0.00		0.00
Capital gains - other NTAP	0.00		0.00
Capital gains - other NCMI#	0.00		0.00
Capital gains - other Excluded NCMI#	0.00		0.00
<b>Capital gain</b>	<b>422.88</b>		<b>422.88</b>
CGT gross-up amount (AMIT)			422.88
Other capital gains distribution (AMIT)	422.88		422.88
<b>Total current year capital gains</b>	<b>845.76</b>		<b>845.76</b>
<b>Foreign income</b>			
Other net foreign source income	5.13	0.80	5.93
<b>Assessable foreign income</b>	<b>5.13</b>	<b>0.80</b>	<b>5.93</b>
Australian franking credits from a New Zealand franking company		0.00	0.00
CFC income	0.00		0.00
<b>Total foreign income</b>	<b>5.13</b>	<b>0.80</b>	<b>5.93</b>

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## Attribution managed investment trust member annual statement (AMMA) continued

## Part C

## Components of attribution

Investment option: Fidelity Wsale Aust Equities (FSF0790AU)

	Cash distribution (\$)	Attribution/Amount (\$)	
<b>Other non-assessable amounts</b>			
Net exempt income	0.00	0.00	
Non-assessable non-exempt	0.00	0.00	
Other non-attributable amounts (AMIT)	0.54		
<b>Gross cash distribution</b>	<b>1,841.72</b>		
<b>Other deductions from distribution</b>			
Less: TFN amounts withheld	0.00		
Less: Non-resident withholding tax (12 H)	0.00		
Less Other non-resident withholding	0.00		
<b>Net cash distribution</b>	<b>1,841.72</b>		
			<b>Other Amount (\$)</b>
<b>AMIT Cost Base Adjustment Amounts</b>			
AMIT cost base net decrease amount - (excess)			0.54
AMIT cost base net increase amount - (short fall)			0.00

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## Attribution managed investment trust member annual statement (AMMA)

## Part C

## Components of attribution

Investment option: Mfs Wsale Global Equity (FSF0480AU)

	Cash distribution (\$)	Tax paid/Franking credit (\$)	Attribution (\$)
<b>Australian income</b>			
Dividends - unfranked not CFI	0.00		0.00
Dividends - unfranked CFI	0.00		0.00
Interest	0.00		0.00
Interest exempt from non-resident withholding	0.00		0.00
Other income	0.00		0.00
NCMI# - Non-primary production	0.00		0.00
Excluded from NCMI# - Non-primary production	0.00		0.00
<b>Non-primary production income</b>	<b>0.00</b>		<b>0.00</b>
<b>Dividends - franked amount</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Capital gains</b>			
Discounted capital gain TAP	0.00		0.00
Discounted capital gain NTAP	249.37		249.37
Discounted capital gain NCMI#	0.00		0.00
Discounted capital gain Excluded NCMI#	0.00		0.00
Capital gains - other TAP	0.00		0.00
Capital gains - other NTAP	0.00		0.00
Capital gains - other NCMI#	0.00		0.00
Capital gains - other Excluded NCMI#	0.00		0.00
<b>Capital gain</b>	<b>249.37</b>		<b>249.37</b>
CGT gross-up amount (AMIT)			249.37
Other capital gains distribution (AMIT)	249.37		
<b>Total current year capital gains</b>	<b>498.74</b>		<b>498.74</b>
<b>Foreign income</b>			
Other net foreign source income	14.49	24.77	39.26
<b>Assessable foreign income</b>	<b>14.49</b>	<b>24.77</b>	<b>39.26</b>
Australian franking credits from a New Zealand franking company		0.00	0.00
CFC income	0.00		0.00
<b>Total foreign income</b>	<b>14.49</b>	<b>24.77</b>	<b>39.26</b>

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**Attribution managed investment trust member annual statement (AMMA) continued**

**Part C**

**Components of attribution**

Investment option: Mfs Wsale Global Equity (FSF0480AU)

	Cash distribution (\$)	Attribution/Amount (\$)	
<b>Other non-assessable amounts</b>			
Net exempt income	0.00	0.00	
Non-assessable non-exempt	0.00	0.00	
Other non-attributable amounts (AMIT)	0.00		
<b>Gross cash distribution</b>	<b>513.23</b>		
<b>Other deductions from distribution</b>			
Less: TFN amounts withheld	0.00		
Less: Non-resident withholding tax (12 H)	0.00		
Less Other non-resident withholding	0.00		
<b>Net cash distribution</b>	<b>513.23</b>		
			<b>Other Amount (\$)</b>
<b>AMIT Cost Base Adjustment Amounts</b>			
AMIT cost base net decrease amount - (excess)			0.00
AMIT cost base net increase amount - (short fall)			0.00

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## Attribution managed investment trust member annual statement (AMMA)

## Part C

## Components of attribution

Investment option: Investors Mutual Wsale Aust Share (FSF0465AU)

	Cash distribution (\$)	Tax paid/Franking credit (\$)	Attribution (\$)
<b>Australian income</b>			
Dividends - unfranked not CFI	51.84		51.84
Dividends - unfranked CFI	44.20		44.20
Interest	2.09		2.09
Interest exempt from non-resident withholding	0.00		0.00
Other income	14.39		14.39
NCMI# - Non-primary production	0.02		0.02
Excluded from NCMI# - Non-primary production	0.47		0.47
<b>Non-primary production income</b>	<b>113.01</b>		<b>113.01</b>
<b>Dividends - franked amount</b>	<b>392.08</b>	<b>244.36</b>	<b>636.44</b>
<b>Capital gains</b>			
Discounted capital gain TAP	0.48		0.48
Discounted capital gain NTAP	297.18		297.18
Discounted capital gain NCMI#	0.00		0.00
Discounted capital gain Excluded NCMI#	0.00		0.00
Capital gains - other TAP	0.00		0.00
Capital gains - other NTAP	0.00		0.00
Capital gains - other NCMI#	0.00		0.00
Capital gains - other Excluded NCMI#	0.00		0.00
<b>Capital gain</b>	<b>297.66</b>		<b>297.66</b>
CGT gross-up amount (AMIT)			297.66
Other capital gains distribution (AMIT)	297.66		297.66
<b>Total current year capital gains</b>	<b>595.32</b>		<b>595.32</b>
<b>Foreign income</b>			
Other net foreign source income	28.96	2.24	31.20
<b>Assessable foreign income</b>	<b>28.96</b>	<b>2.24</b>	<b>31.20</b>
Australian franking credits from a New Zealand franking company		0.00	0.00
CFC income	0.00		0.00
<b>Total foreign income</b>	<b>28.96</b>	<b>2.24</b>	<b>31.20</b>

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**Attribution managed investment trust member annual statement (AMMA) continued**

**Part C**

**Components of attribution**

**Investment option: Investors Mutual Wsale Aust Share (FSF0465AU)**

	Cash distribution (\$)	Attribution/Amount (\$)	
<b>Other non-assessable amounts</b>			
Net exempt income	0.00	0.00	
Non-assessable non-exempt	282.84	282.84	
Other non-attributable amounts (AMIT)	17.24		
<b>Gross cash distribution</b>	<b>1,429.45</b>		
<b>Other deductions from distribution</b>			
Less: TFN amounts withheld	0.00		
Less: Non-resident withholding tax (12 H)	0.00		
Less Other non-resident withholding	0.00		
<b>Net cash distribution</b>	<b>1,429.45</b>		
			<b>Other Amount (\$)</b>
<b>AMIT Cost Base Adjustment Amounts</b>			
AMIT cost base net decrease amount - (excess)			17.24
AMIT cost base net increase amount - (short fall)			0.00

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## Attribution managed investment trust member annual statement (AMMA)

## Part C

## Components of attribution

Investment option: CFS Wsale Index Aust Bond (FSF0653AU)

	Cash distribution (\$)	Tax paid/Franking credit (\$)	Attribution (\$)
<b>Australian income</b>			
Dividends - unfranked not CFI	0.00		0.00
Dividends - unfranked CFI	0.00		0.00
Interest	11.50		11.50
Interest exempt from non-resident withholding	204.75		204.75
Other income	0.13		0.13
NCMI# - Non-primary production	0.00		0.00
Excluded from NCMI# - Non-primary production	0.00		0.00
<b>Non-primary production income</b>	<b>216.38</b>		<b>216.38</b>
<b>Dividends - franked amount</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Capital gains</b>			
Discounted capital gain TAP	0.00		0.00
Discounted capital gain NTAP	0.00		0.00
Discounted capital gain NCMI#	0.00		0.00
Discounted capital gain Excluded NCMI#	0.00		0.00
Capital gains - other TAP	0.00		0.00
Capital gains - other NTAP	0.00		0.00
Capital gains - other NCMI#	0.00		0.00
Capital gains - other Excluded NCMI#	0.00		0.00
<b>Capital gain</b>	<b>0.00</b>		<b>0.00</b>
CGT gross-up amount (AMIT)			0.00
Other capital gains distribution (AMIT)	0.00		0.00
<b>Total current year capital gains</b>	<b>0.00</b>		<b>0.00</b>
<b>Foreign income</b>			
Other net foreign source income	0.26	0.14	0.40
<b>Assessable foreign income</b>	<b>0.26</b>	<b>0.14</b>	<b>0.40</b>
Australian franking credits from a New Zealand franking company		0.00	0.00
CFC income	0.00		0.00
<b>Total foreign income</b>	<b>0.26</b>	<b>0.14</b>	<b>0.40</b>

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## Attribution managed investment trust member annual statement (AMMA) continued

## Part C

## Components of attribution

Investment option: CFS Wsale Index Aust Bond (FSF0653AU)

	Cash distribution (\$)	Attribution/Amount (\$)	
<b>Other non-assessable amounts</b>			
Net exempt income	0.00	0.00	
Non-assessable non-exempt	0.00	0.00	
Other non-attributable amounts (AMIT)	0.00		
<b>Gross cash distribution</b>	<b>216.64</b>		
<b>Other deductions from distribution</b>			
Less: TFN amounts withheld	0.00		
Less: Non-resident withholding tax (12 H)	0.00		
Less Other non-resident withholding	0.00		
<b>Net cash distribution</b>	<b>216.64</b>		
			<b>Other Amount (\$)</b>
<b>AMIT Cost Base Adjustment Amounts</b>			
AMIT cost base net decrease amount - (excess)			0.00
AMIT cost base net increase amount - (short fall)			0.00

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## Attribution managed investment trust member annual statement (AMMA)

## Part C

## Components of attribution

Investment option: CFS Wsale Index Aust Share (FSF0652AU)

	Cash distribution (\$)	Tax paid/Franking credit (\$)	Attribution (\$)
<b>Australian income</b>			
Dividends - unfranked not CFI	12.72		12.72
Dividends - unfranked CFI	31.04		31.04
Interest	5.96		5.96
Interest exempt from non-resident withholding	0.00		0.00
Other income	11.84		11.84
NCMI# - Non-primary production	0.32		0.32
Excluded from NCMI# - Non-primary production	1.36		1.36
<b>Non-primary production income</b>	<b>63.24</b>		<b>63.24</b>
<b>Dividends - franked amount</b>	<b>515.14</b>	<b>235.59</b>	<b>750.73</b>
<b>Capital gains</b>			
Discounted capital gain TAP	1.40		1.40
Discounted capital gain NTAP	261.02		261.02
Discounted capital gain NCMI#	0.00		0.00
Discounted capital gain Excluded NCMI#	0.00		0.00
Capital gains - other TAP	0.00		0.00
Capital gains - other NTAP	0.00		0.00
Capital gains - other NCMI#	0.00		0.00
Capital gains - other Excluded NCMI#	0.00		0.00
<b>Capital gain</b>	<b>262.42</b>		<b>262.42</b>
CGT gross-up amount (AMIT)			262.42
Other capital gains distribution (AMIT)	262.42		
<b>Total current year capital gains</b>	<b>524.84</b>		<b>524.84</b>
<b>Foreign income</b>			
Other net foreign source income	8.01	0.80	8.81
<b>Assessable foreign income</b>	<b>8.01</b>	<b>0.80</b>	<b>8.81</b>
Australian franking credits from a New Zealand franking company		0.00	0.00
CFC income	0.00		0.00
<b>Total foreign income</b>	<b>8.01</b>	<b>0.80</b>	<b>8.81</b>

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**Attribution managed investment trust member annual statement (AMMA) continued****Part C****Components of attribution**

Investment option: CFS Wsale Index Aust Share (FSF0652AU)

	Cash distribution (\$)	Attribution/Amount (\$)	
<b>Other non-assessable amounts</b>			
Net exempt income	0.00	0.00	
Non-assessable non-exempt	16.17	16.17	
Other non-attributable amounts (AMIT)	17.68		
<b>Gross cash distribution</b>	<b>1,145.08</b>		
<b>Other deductions from distribution</b>			
Less: TFN amounts withheld	0.00		
Less: Non-resident withholding tax (12 H)	0.00		
Less Other non-resident withholding	0.00		
<b>Net cash distribution</b>	<b>1,145.08</b>		
			<b>Other Amount (\$)</b>
<b>AMIT Cost Base Adjustment Amounts</b>			
AMIT cost base net decrease amount - (excess)			17.68
AMIT cost base net increase amount - (short fall)			0.00

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## Attribution managed investment trust member annual statement (AMMA)

## Part C

## Components of attribution

Investment option: CFS Wsale Index Global Share (FSF0654AU)

	Cash distribution (\$)	Tax paid/Franching credit (\$)	Attribution (\$)
<b>Australian income</b>			
Dividends - unfranked not CFI	0.00		0.00
Dividends - unfranked CFI	0.00		0.00
Interest	0.11		0.11
Interest exempt from non-resident withholding	0.00		0.00
Other income	0.07		0.07
NCMI# - Non-primary production	0.00		0.00
Excluded from NCMI# - Non-primary production	0.00		0.00
<b>Non-primary production income</b>	<b>0.18</b>		<b>0.18</b>
<b>Dividends - franked amount</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Capital gains</b>			
Discounted capital gain TAP	0.00		0.00
Discounted capital gain NTAP	413.01		413.01
Discounted capital gain NCMI#	0.00		0.00
Discounted capital gain Excluded NCMI#	0.00		0.00
Capital gains - other TAP	0.00		0.00
Capital gains - other NTAP	0.00		0.00
Capital gains - other NCMI#	0.00		0.00
Capital gains - other Excluded NCMI#	0.00		0.00
<b>Capital gain</b>	<b>413.01</b>		<b>413.01</b>
CGT gross-up amount (AMIT)			413.01
Other capital gains distribution (AMIT)	413.01		
<b>Total current year capital gains</b>	<b>826.02</b>		<b>826.02</b>
<b>Foreign income</b>			
Other net foreign source income	146.19	30.09	176.28
<b>Assessable foreign income</b>	<b>146.19</b>	<b>30.09</b>	<b>176.28</b>
Australian franking credits from a New Zealand franking company		0.00	0.00
CFC income	0.00		0.00
<b>Total foreign income</b>	<b>146.19</b>	<b>30.09</b>	<b>176.28</b>

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## Attribution managed investment trust member annual statement (AMMA) continued

## Part C

## Components of attribution

Investment option: CFS Wsale Index Global Share (FSF0654AU)

	Cash distribution (\$)	Attribution/Amount (\$)	
<b>Other non-assessable amounts</b>			
Net exempt income	0.00	0.00	
Non-assessable non-exempt	0.00	0.00	
Other non-attributable amounts (AMIT)	0.00		
<b>Gross cash distribution</b>	<b>972.39</b>		
<b>Other deductions from distribution</b>			
Less: TFN amounts withheld	0.00		
Less: Non-resident withholding tax (12 H)	0.00		
Less Other non-resident withholding	0.00		
<b>Net cash distribution</b>	<b>972.39</b>		
			<b>Other Amount (\$)</b>
<b>AMIT Cost Base Adjustment Amounts</b>			
AMIT cost base net decrease amount - (excess)			0.00
AMIT cost base net increase amount - (short fall)			0.00

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## Attribution managed investment trust member annual statement (AMMA)

## Part C

## Components of attribution

Investment option: CFS Wsale Index Property Sec (FSF0655AU)

	Cash distribution (\$)	Tax paid/Franking credit (\$)	Attribution (\$)
<b>Australian income</b>			
Dividends - unfranked not CFI	0.00		0.00
Dividends - unfranked CFI	0.00		0.00
Interest	21.38		21.38
Interest exempt from non-resident withholding	0.00		0.00
Other income	140.31		140.31
NCMI# - Non-primary production	2.74		2.74
Excluded from NCMI# - Non-primary production	2.58		2.58
<b>Non-primary production income</b>	<b>167.01</b>		<b>167.01</b>
<b>Dividends - franked amount</b>	<b>23.56</b>	<b>12.14</b>	<b>35.70</b>
<b>Capital gains</b>			
Discounted capital gain TAP	26.86		26.86
Discounted capital gain NTAP	303.94		303.94
Discounted capital gain NCMI#	0.00		0.00
Discounted capital gain Excluded NCMI#	0.00		0.00
Capital gains - other TAP	0.00		0.00
Capital gains - other NTAP	0.00		0.00
Capital gains - other NCMI#	0.00		0.00
Capital gains - other Excluded NCMI#	0.00		0.00
<b>Capital gain</b>	<b>330.80</b>		<b>330.80</b>
CGT gross-up amount (AMIT)			330.80
Other capital gains distribution (AMIT)	330.80		
<b>Total current year capital gains</b>	<b>661.60</b>		<b>661.60</b>
<b>Foreign income</b>			
Other net foreign source income	12.60	0.00	12.60
<b>Assessable foreign income</b>	<b>12.60</b>	<b>0.00</b>	<b>12.60</b>
Australian franking credits from a New Zealand franking company		0.00	0.00
CFC income	0.00		0.00
<b>Total foreign income</b>	<b>12.60</b>	<b>0.00</b>	<b>12.60</b>

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**Attribution managed investment trust member annual statement (AMMA) continued**

**Part C**

**Components of attribution**

Investment option: CFS Wsale Index Property Sec (FSF0655AU)

	Cash distribution (\$)	Attribution/Amount (\$)
<b>Other non-assessable amounts</b>		
Net exempt income	0.00	0.00
Non-assessable non-exempt	0.00	0.00
Other non-attributable amounts (AMIT)	166.25	
<b>Gross cash distribution</b>	<b>1,031.02</b>	
<b>Other deductions from distribution</b>		
Less: TFN amounts withheld	0.00	
Less: Non-resident withholding tax (12 H)	0.00	
Less Other non-resident withholding	0.00	
<b>Net cash distribution</b>	<b>1,031.02</b>	

**AMIT Cost Base Adjustment Amounts**

AMIT cost base net decrease amount - (excess)  
 AMIT cost base net increase amount - (short fall)

**Other Amount (\$)**

166.25  
 0.00

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## Attribution managed investment trust member annual statement (AMMA)

## Part C

## Components of attribution

Investment option: Ausbil Wsale Australian Emerging Leaders (FSF0716AU)

	Cash distribution (\$)	Tax paid/Franking credit (\$)	Attribution (\$)
<b>Australian Income</b>			
Dividends - unfranked not CFI	2.72		2.72
Dividends - unfranked CFI	14.29		14.29
Interest	0.00		0.00
Interest exempt from non-resident withholding	0.00		0.00
Other income	0.35		0.35
NCMI# - Non-primary production	0.04		0.04
Excluded from NCMI# - Non-primary production	0.00		0.00
<b>Non-primary production income</b>	<b>17.40</b>		<b>17.40</b>
<b>Dividends - franked amount</b>	<b>48.00</b>	<b>48.38</b>	<b>96.38</b>
<b>Capital gains</b>			
Discounted capital gain TAP	1.51		1.51
Discounted capital gain NTAP	578.65		578.65
Discounted capital gain NCMI#	0.00		0.00
Discounted capital gain Excluded NCMI#	0.00		0.00
Capital gains - other TAP	0.00		0.00
Capital gains - other NTAP	0.00		0.00
Capital gains - other NCMI#	0.00		0.00
Capital gains - other Excluded NCMI#	0.00		0.00
<b>Capital gain</b>	<b>580.16</b>		<b>580.16</b>
CGT gross-up amount (AMIT)			580.16
Other capital gains distribution (AMIT)	580.16		
<b>Total current year capital gains</b>	<b>1,160.32</b>		<b>1,160.32</b>
<b>Foreign income</b>			
Other net foreign source income	3.10	0.07	3.17
<b>Assessable foreign income</b>	<b>3.10</b>	<b>0.07</b>	<b>3.17</b>
Australian franking credits from a New Zealand franking company		0.00	0.00
CFC income	0.00		0.00
<b>Total foreign income</b>	<b>3.10</b>	<b>0.07</b>	<b>3.17</b>

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**Attribution managed investment trust member annual statement (AMMA) continued**

**Part C**

**Components of attribution**

Investment option: Ausbil Wsale Australian Emerging Leaders (FSF0716AU)

	Cash distribution (\$)	Attribution/Amount (\$)	
<b>Other non-assessable amounts</b>			
Net exempt income	0.00	0.00	
Non-assessable non-exempt	0.00	0.00	
Other non-attributable amounts (AMIT)	0.13		
<b>Gross cash distribution</b>	<b>1,228.95</b>		
<b>Other deductions from distribution</b>			
Less: TFN amounts withheld	0.00		
Less: Non-resident withholding tax (12 H)	0.00		
Less Other non-resident withholding	0.00		
<b>Net cash distribution</b>	<b>1,228.95</b>		
			<b>Other Amount (\$)</b>
<b>AMIT Cost Base Adjustment Amounts</b>			
AMIT cost base net decrease amount - (excess)			0.13
AMIT cost base net increase amount - (short fall)			0.00

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## Attribution managed investment trust member annual statement (AMMA)

## Part C

## Components of attribution

Investment option: Epoch Ws Global Eq Shr Yield (FSF0966AU)

	Cash distribution (\$)	Tax paid/Franking credit (\$)	Attribution (\$)
<b>Australian income</b>			
Dividends - unfranked not CFI	0.00		0.00
Dividends - unfranked CFI	0.00		0.00
Interest	0.02		0.02
Interest exempt from non-resident withholding	0.00		0.00
Other income	0.00		0.00
NCMI# - Non-primary production	0.00		0.00
Excluded from NCMI# - Non-primary production	0.00		0.00
<b>Non-primary production income</b>	<b>0.02</b>		<b>0.02</b>
<b>Dividends - franked amount</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Capital gains</b>			
Discounted capital gain TAP	0.00		0.00
Discounted capital gain NTAP	492.41		492.41
Discounted capital gain NCMI#	0.00		0.00
Discounted capital gain Excluded NCMI#	0.00		0.00
Capital gains - other TAP	0.00		0.00
Capital gains - other NTAP	0.00		0.00
Capital gains - other NCMI#	0.00		0.00
Capital gains - other Excluded NCMI#	0.00		0.00
<b>Capital gain</b>	<b>492.41</b>		<b>492.41</b>
CGT gross-up amount (AMIT)			492.41
Other capital gains distribution (AMIT)	492.41		
<b>Total current year capital gains</b>	<b>984.82</b>		<b>984.82</b>
<b>Foreign income</b>			
Other net foreign source income	246.96	85.90	332.86
<b>Assessable foreign income</b>	<b>246.96</b>	<b>85.90</b>	<b>332.86</b>
Australian franking credits from a New Zealand franking company		0.00	0.00
CFC income	0.00		0.00
<b>Total foreign income</b>	<b>246.96</b>	<b>85.90</b>	<b>332.86</b>

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**Attribution managed investment trust member annual statement (AMMA) continued**

**Part C**

**Components of attribution**

Investment option: Epoch Ws Global Eqst Shr Yield (FSF0966AU)

	Cash distribution (\$)	Attribution/Amount (\$)
<b>Other non-assessable amounts</b>		
Net exempt income	0.00	0.00
Non-assessable non-exempt	0.00	0.00
Other non-attributable amounts (AMIT)	0.00	
<b>Gross cash distribution</b>	<b>1,231.80</b>	
<b>Other deductions from distribution</b>		
Less: TFN amounts withheld	0.00	
Less: Non-resident withholding tax (12 H)	0.00	
Less Other non-resident withholding	0.00	
<b>Net cash distribution</b>	<b>1,231.80</b>	

**AMIT Cost Base Adjustment Amounts**

AMIT cost base net decrease amount - (excess)  
 AMIT cost base net increase amount - (short fall)

**Other Amount (\$)**

0.00  
 0.00

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## Attribution managed investment trust member annual statement (AMMA)

## Part C

## Components of attribution

Investment option: Realindex Ws Emerging Mkts (FSF1197AU)

	Cash distribution (\$)	Tax paid/Franching credit (\$)	Attribution (\$)
<b>Australian income</b>			
Dividends - unfranked not CFI	0.17		0.17
Dividends - unfranked CFI	0.00		0.00
Interest	0.05		0.05
Interest exempt from non-resident withholding	0.00		0.00
Other income	0.00		0.00
NCMI# - Non-primary production	0.00		0.00
Excluded from NCMI# - Non-primary production	0.00		0.00
<b>Non-primary production income</b>	<b>0.22</b>		<b>0.22</b>
<b>Dividends - franked amount</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Capital gains</b>			
Discounted capital gain TAP	0.00		0.00
Discounted capital gain NTAP	107.33		107.33
Discounted capital gain NCMI#	0.00		0.00
Discounted capital gain Excluded NCMI#	0.00		0.00
Capital gains - other TAP	0.00		0.00
Capital gains - other NTAP	0.00		0.00
Capital gains - other NCMI#	0.00		0.00
Capital gains - other Excluded NCMI#	0.00		0.00
<b>Capital gain</b>	<b>107.33</b>		<b>107.33</b>
CGT gross-up amount (AMIT)			107.33
Other capital gains distribution (AMIT)	107.33		107.33
<b>Total current year capital gains</b>	<b>214.66</b>		<b>214.66</b>
<b>Foreign income</b>			
Other net foreign source income	91.22	47.92	139.14
<b>Assessable foreign income</b>	<b>91.22</b>	<b>47.92</b>	<b>139.14</b>
Australian franking credits from a New Zealand franking company		0.00	0.00
CFC income	0.00		0.00
<b>Total foreign income</b>	<b>91.22</b>	<b>47.92</b>	<b>139.14</b>

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**Attribution managed investment trust member annual statement (AMMA) continued**

**Part C**

**Components of attribution**

Investment option: RealIndex Ws Emerging Mkts (FSF1197AU)

	Cash distribution (\$)	Attribution/Amount (\$)
<b>Other non-assessable amounts</b>		
Net exempt income	0.00	0.00
Non-assessable non-exempt	0.00	0.00
Other non-attributable amounts (AMIT)	161.62	
<b>Gross cash distribution</b>	<b>467.72</b>	
<b>Other deductions from distribution</b>		
Less: TFN amounts withheld	0.00	
Less: Non-resident withholding tax (12 H)	0.00	
Less Other non-resident withholding	0.00	
<b>Net cash distribution</b>	<b>467.72</b>	

**AMIT Cost Base Adjustment Amounts**

AMIT cost base net decrease amount - (excess)  
 AMIT cost base net increase amount - (short fall)

**Other Amount (\$)**

161.62  
 0.00

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## Attribution managed investment trust member annual statement (AMMA)

## Part C

## Components of attribution

Investment option: MacQ Ws Glb Listd Real Est (FSF1202AU)

	Cash distribution (\$)	Tax paid/Franking credit (\$)	Attribution (\$)
<b>Australian income</b>			
Dividends - unfranked not CFI	0.13		0.13
Dividends - unfranked CFI	0.00		0.00
Interest	0.00		0.00
Interest exempt from non-resident withholding	0.00		0.00
Other income	6.55		6.55
NCMI# - Non-primary production	0.05		0.05
Excluded from NCMI# - Non-primary production	0.00		0.00
<b>Non-primary production income</b>	<b>6.73</b>		<b>6.73</b>
<b>Dividends - franked amount</b>	<b>1.00</b>	<b>0.73</b>	<b>1.73</b>
<b>Capital gains</b>			
Discounted capital gain TAP	0.35		0.35
Discounted capital gain NTAP	410.85		410.85
Discounted capital gain NCMI#	0.00		0.00
Discounted capital gain Excluded NCMI#	0.00		0.00
Capital gains - other TAP	0.00		0.00
Capital gains - other NTAP	0.00		0.00
Capital gains - other NCMI#	0.00		0.00
Capital gains - other Excluded NCMI#	0.00		0.00
<b>Capital gain</b>	<b>411.20</b>		<b>411.20</b>
CGT gross-up amount (AMIT)			411.20
Other capital gains distribution (AMIT)	411.20		411.20
<b>Total current year capital gains</b>	<b>822.40</b>		<b>822.40</b>
<b>Foreign Income</b>			
Other net foreign source income	149.60	33.03	182.63
<b>Assessable foreign income</b>	<b>149.60</b>	<b>33.03</b>	<b>182.63</b>
Australian franking credits from a New Zealand franking company		0.00	0.00
CFC income	0.00		0.00
<b>Total foreign income</b>	<b>149.60</b>	<b>33.03</b>	<b>182.63</b>

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## Attribution managed investment trust member annual statement (AMMA) continued

## Part C

## Components of attribution

Investment option: MacQ Ws Glb Listd Real Est (FSF1202AU)

	Cash distribution (\$)	Attribution/Amount (\$)	
<b>Other non-assessable amounts</b>			
Net exempt income	0.00	0.00	
Non-assessable non-exempt	0.00	0.00	
Other non-attributable amounts (AMIT)	2.41		
<b>Gross cash distribution</b>	<b>982.14</b>		
<b>Other deductions from distribution</b>			
Less: TFN amounts withheld	0.00		
Less: Non-resident withholding tax (12 H)	0.00		
Less Other non-resident withholding	0.00		
<b>Net cash distribution</b>	<b>982.14</b>		
<b>AMIT Cost Base Adjustment Amounts</b>			<b>Other Amount (\$)</b>
AMIT cost base net decrease amount - (excess)			2.41
AMIT cost base net increase amount - (short fall)			0.00

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## Attribution managed investment trust member annual statement (AMMA)

## Part C

## Components of attribution

Investment option: Pimco Ws Global Bond (FSF1405AU)

	Cash distribution (\$)	Tax paid/Franking credit (\$)	Attribution (\$)
<b>Australian income</b>			
Dividends - unfranked not CFI	0.00		0.00
Dividends - unfranked CFI	0.00		0.00
Interest	0.00		0.00
Interest exempt from non-resident withholding	0.00		0.00
Other income	0.04		0.04
NCMI# - Non-primary production	0.00		0.00
Excluded from NCMI# - Non-primary production	0.00		0.00
<b>Non-primary production income</b>	<b>0.04</b>		<b>0.04</b>
<b>Dividends - franked amount</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Capital gains</b>			
Discounted capital gain TAP	0.00		0.00
Discounted capital gain NTAP	0.00		0.00
Discounted capital gain NCMI#	0.00		0.00
Discounted capital gain Excluded NCMI#	0.00		0.00
Capital gains - other TAP	0.00		0.00
Capital gains - other NTAP	0.00		0.00
Capital gains - other NCMI#	0.00		0.00
Capital gains - other Excluded NCMI#	0.00		0.00
<b>Capital gain</b>	<b>0.00</b>		<b>0.00</b>
CGT gross-up amount (AMIT)			0.00
Other capital gains distribution (AMIT)	0.00		0.00
<b>Total current year capital gains</b>	<b>0.00</b>		<b>0.00</b>
<b>Foreign income</b>			
Other net foreign source income	0.68	0.00	0.68
<b>Assessable foreign income</b>	<b>0.68</b>	<b>0.00</b>	<b>0.68</b>
Australian franking credits from a New Zealand franking company		0.00	0.00
CFC income	0.00		0.00
<b>Total foreign income</b>	<b>0.68</b>	<b>0.00</b>	<b>0.68</b>

PLEASE RETAIN THIS STATEMENT FOR INCOME TAX PURPOSES

Use this statement, together with the tax guide, to help you complete your tax return. Tax guides are also available on our website at [www.cfs.com.au](http://www.cfs.com.au).

**Attribution managed investment trust member annual statement (AMMA) continued**

**Part C**

**Components of attribution**

Investment option: Pimco Ws Global Bond (FSF1405AU)

	Cash distribution (\$)	Attribution/Amount (\$)	
<b>Other non-assessable amounts</b>			
Net exempt income	0.00	0.00	
Non-assessable non-exempt	0.00	0.00	
Other non-attributable amounts (AMIT)	0.00		
<b>Gross cash distribution</b>	<b>0.72</b>		
<b>Other deductions from distribution</b>			
Less: TFN amounts withheld	0.00		
Less: Non-resident withholding tax (12 H)	0.00		
Less Other non-resident withholding	0.00		
<b>Net cash distribution</b>	<b>0.72</b>		
			<b>Other Amount (\$)</b>
<b>AMIT Cost Base Adjustment Amounts</b>			
AMIT cost base net decrease amount - (excess)			0.00
AMIT cost base net increase amount - (short fall)			0.00

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**Part C****Total interest**Investment option: **FirstRate Wsale Saver (FSF1008AU)**

	<b>Taxable Income (\$)</b>
<b>Interest income (Gross)</b>	<b>1.12</b>
<b>Other deductions from distribution</b>	
Less: TFN amounts withheld	<b>Cash distribution (\$)</b>
Less: Other non-resident withholding	<b>0.00</b>
<b>Net interest income</b>	<b>0.00</b>
	<b>1.12</b>

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Investor Services 13 13 36  
[www.cfs.com.au](http://www.cfs.com.au)

# Pacific Pines Central

Alpha AC Pty Ltd  
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Pacific Pines Qld 4211

Phone (07) 5529 8970  
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TO: Gerretzen Holdings Pty Ltd  
18 Makemo Street  
Pacific Pines Q 4211

## Financial Year Summary For The Year Ending 2022

Description	Debit	Credit
<b>93/31 Archipelago St Pacific Pines QLD</b>		
<b>Income</b>		
Rental Income		\$21,680.00
Other Income		\$0.00
<b>Expenses</b>		
Gardening & Landscaping	\$462.00	
Management Fees	\$1,929.54	
Repairs & Maintenance	\$288.62	
Lease Preparation Fees	\$239.25	
<b>Other Items</b>		
Balance Carried Forward From Prior Year		\$0.00
Other Account Credit		\$0.00
Administration Fee	\$105.60	
Other Account Debit	\$0.00	
Total Payments to Owner	\$18,654.99	

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# Pacific Pines Central

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TO: Gerretzen Holdings Pty Ltd  
18 Makemo Street  
Pacific Pines Q 4211

Statement Number 68

## TAX INVOICE Owners Statement To 01/07/2021

Date	Reference	Description	Debit	Credit	Balance
		Balance Carried Forward			\$0.00
<b>93/31 Archipelago St Pacific Pines QLD</b>					
01/06/2021	105065	Rental From 03/06/2021 To 09/06/2021 (093WAIARIK)		\$415.00	\$415.00
08/06/2021	105113	Rental From 10/06/2021 To 16/06/2021 (093WAIARIK)		\$415.00	\$830.00
15/06/2021	105167	Rental From 17/06/2021 To 23/06/2021 (093WAIARIK)		\$415.00	\$1,245.00
23/06/2021	105216	Rental From 24/06/2021 To 30/06/2021 (093WAIARIK)		\$415.00	\$1,660.00
29/06/2021	105269	Rental From 01/07/2021 To 07/07/2021 (093WAIARIK)		\$415.00	\$2,075.00
01/07/2021	7004670	* Courtyard Maintenance - 093	\$38.50		\$2,036.50
01/07/2021	7004757	* Management Commission - 093	\$184.68		\$1,851.82
<b>Other Items</b>					
01/07/2021	5241	Payment to Owner via EFT	\$1,843.02		\$8.80
01/07/2021	7004758	* Administration Fee	\$8.80		\$0.00
* Indicates Taxable Supply			<b>Totals:</b>	<b>\$2,075.00</b>	<b>\$2,075.00</b>
					<b>\$0.00</b>

Total expenses of this tax invoice includes GST of \$21.09

### Tenant Information

93/31 ARCHIPELAGO ST PACIFIC PINES QLD

Tenant(s): Dean & Emma KATUKE & WAIARIKI (093WAIARIK)

Rent: \$415.00 Per Week

Lease Details: From 19/11/2015 To 13/05/2022

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TO: Gerretzen Holdings Pty Ltd  
18 Makemo Street  
Pacific Pines Q 4211

Statement Number 69

## TAX INVOICE Owners Statement To 02/08/2021

Date	Reference	Description	Debit	Credit	Balance
		Balance Carried Forward			\$0.00
<b>93/31 Archipelago St Pacific Pines QLD</b>					
06/07/2021	105322	Rental From 08/07/2021 To 14/07/2021 (093WAIARIK)		\$415.00	\$415.00
13/07/2021	105376	Rental From 15/07/2021 To 21/07/2021 (093WAIARIK)		\$415.00	\$830.00
20/07/2021	105428	Rental From 22/07/2021 To 28/07/2021 (093WAIARIK)		\$415.00	\$1,245.00
27/07/2021	105482	Rental From 29/07/2021 To 04/08/2021 (093WAIARIK)		\$415.00	\$1,660.00
02/08/2021	7004866	* Courtyard Maintenance - 093	\$38.50		\$1,621.50
02/08/2021	7004953	* Management Commission - 093	\$147.74		\$1,473.76
<b>Other Items</b>					
02/08/2021	5258	Payment to Owner via EFT	\$1,464.96		\$8.80
02/08/2021	7004954	* Administration Fee	\$8.80		\$0.00
* Indicates Taxable Supply			<b>Totals:</b>	<b>\$1,660.00</b>	<b>\$1,660.00</b>
					<b>\$0.00</b>

Total expenses of this tax invoice includes GST of \$17.73

### Tenant Information

93/31 ARCHIPELAGO ST PACIFIC PINES QLD

Tenant(s): Dean & Emma KATUKE & WAIARIKI (093WAIARIK) Rent: \$415.00 Per Week Lease Details: From 19/11/2015 To 13/05/2022

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TO: Gerretzen Holdings Pty Ltd  
18 Makemo Street  
Pacific Pines Q 4211

Statement Number 70

## TAX INVOICE Owners Statement To 01/09/2021

Date	Reference	Description	Debit	Credit	Balance	
		Balance Carried Forward			\$0.00	
<b>93/31 Archipelago St Pacific Pines QLD</b>						
03/08/2021	105534	Rental From 05/08/2021 To 11/08/2021 (093WAIARIK)		\$415.00	\$415.00	
10/08/2021	105597	Rental From 12/08/2021 To 18/08/2021 (093WAIARIK)		\$415.00	\$830.00	
17/08/2021	105647	Rental From 19/08/2021 To 25/08/2021 (093WAIARIK)		\$415.00	\$1,245.00	
24/08/2021	105700	Rental From 26/08/2021 To 01/09/2021 (093WAIARIK)		\$415.00	\$1,660.00	
31/08/2021	105747	Rental From 02/09/2021 To 08/09/2021 (093WAIARIK)		\$415.00	\$2,075.00	
01/09/2021	7005067	* Courtyard Maintenance - 093	\$38.50		\$2,036.50	
01/09/2021	7005154	* Management Commission - 093	\$184.68		\$1,851.82	
<b>Other Items</b>						
01/09/2021	5283	Payment to Owner via EFT	\$1,843.02		\$8.80	
01/09/2021	7005155	* Administration Fee	\$8.80		\$0.00	
<b>* Indicates Taxable Supply</b>			<b>Totals:</b>	<b>\$2,075.00</b>	<b>\$2,075.00</b>	<b>\$0.00</b>

Total expenses of this tax invoice includes GST of \$21.09

### Tenant Information

93/31 ARCHIPELAGO ST PACIFIC PINES QLD

Tenant(s): Dean & Emma KATUKE & WAIARIKI (093WAIARIK)

Rent: \$415.00 Per Week

Lease Details: From 19/11/2015 To 13/05/2022

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18 Makemo Street  
Pacific Pines Q 4211

Statement Number 71

## TAX INVOICE Owners Statement To 01/10/2021

Date	Reference	Description	Debit	Credit	Balance
		Balance Carried Forward			\$0.00
<b>93/31 Archipelago St Pacific Pines QLD</b>					
07/09/2021	105802	Rental From 09/09/2021 To 15/09/2021 (093WAIARIK)		\$415.00	\$415.00
14/09/2021	105848	Rental From 16/09/2021 To 22/09/2021 (093WAIARIK)		\$415.00	\$830.00
21/09/2021	105904	Rental From 23/09/2021 To 29/09/2021 (093WAIARIK)		\$415.00	\$1,245.00
28/09/2021	105953	Rental From 30/09/2021 To 06/10/2021 (093WAIARIK)		\$415.00	\$1,660.00
01/10/2021	7005265	* Courtyard Maintenance - 093	\$38.50		\$1,621.50
01/10/2021	7005350	* Management Commission - 093	\$147.74		\$1,473.76
<b>Other Items</b>					
01/10/2021	5305	Payment to Owner via EFT	\$1,464.96		\$8.80
01/10/2021	7005351	* Administration Fee	\$8.80		\$0.00
<b>* Indicates Taxable Supply</b>			<b>Totals:</b>	<b>\$1,660.00</b>	<b>\$1,660.00</b>
					<b>\$0.00</b>

Total expenses of this tax invoice includes GST of \$17.73

### Tenant Information

93/31 ARCHIPELAGO ST PACIFIC PINES QLD

Tenant(s): Dean & Emma KATUKE & WAIARIKI (093WAIARIK) Rent: \$415.00 Per Week Lease Details: From 19/11/2015 To 13/05/2022

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TO: Gerretzen Holdings Pty Ltd  
18 Makemo Street  
Pacific Pines Q 4211

Statement Number 72

## TAX INVOICE Owners Statement To 01/11/2021

Date	Reference	Description	Debit	Credit	Balance	
		Balance Carried Forward			\$0.00	
<b>93/31 Archipelago St Pacific Pines QLD</b>						
05/10/2021	106004	Rental From 07/10/2021 To 13/10/2021 (093WAIARIK)		\$415.00	\$415.00	
12/10/2021	106059	Rental From 14/10/2021 To 20/10/2021 (093WAIARIK)		\$415.00	\$830.00	
19/10/2021	106113	Rental From 21/10/2021 To 27/10/2021 (093WAIARIK)		\$415.00	\$1,245.00	
26/10/2021	106161	Rental From 28/10/2021 To 03/11/2021 (093WAIARIK)		\$415.00	\$1,660.00	
01/11/2021	7005456	* Courtyard Maintenance - 093	\$38.50		\$1,621.50	
01/11/2021	7005542	* Management Commission - 093	\$147.74		\$1,473.76	
<b>Other Items</b>						
01/11/2021	5319	Payment to Owner via EFT	\$1,464.96		\$8.80	
01/11/2021	7005543	* Administration Fee	\$8.80		\$0.00	
<b>* Indicates Taxable Supply</b>			<b>Totals:</b>	<b>\$1,660.00</b>	<b>\$1,660.00</b>	<b>\$0.00</b>

Total expenses of this tax invoice includes GST of \$17.73

### Tenant Information

93/31 ARCHIPELAGO ST PACIFIC PINES QLD

Tenant(s): Dean & Emma KATUKE & WAIARIKI (093WAIARIK) Rent: \$415.00 Per Week Lease Details: From 19/11/2015 To 13/05/2022

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TO: Gerretzen Holdings Pty Ltd  
18 Makemo Street  
Pacific Pines Q 4211

Statement Number 73

## TAX INVOICE Owners Statement To 01/12/2021

Date	Reference	Description	Debit	Credit	Balance
		Balance Carried Forward			\$0.00
<b>93/31 Archipelago St Pacific Pines QLD</b>					
02/11/2021	106213	Rental From 04/11/2021 To 10/11/2021 (093WAIARIK)		\$415.00	\$415.00
09/11/2021	106266	Rental From 11/11/2021 To 17/11/2021 (093WAIARIK)		\$415.00	\$830.00
16/11/2021	106316	Rental From 18/11/2021 To 24/11/2021 (093WAIARIK)		\$415.00	\$1,245.00
23/11/2021	106364	Rental From 25/11/2021 To 01/12/2021 (093WAIARIK)		\$415.00	\$1,660.00
30/11/2021	106415	Rental From 02/12/2021 To 08/12/2021 (093WAIARIK)		\$415.00	\$2,075.00
01/12/2021	7005652	* Courtyard Maintenance - 093	\$38.50		\$2,036.50
01/12/2021	7005732	* Management Commission - 093	\$184.68		\$1,851.82
<b>Other Items</b>					
01/12/2021	5340	Payment to Owner via EFT	\$1,843.02		\$8.80
01/12/2021	7005733	* Administration Fee	\$8.80		\$0.00
<b>* Indicates Taxable Supply</b>			<b>Totals:</b>	<b>\$2,075.00</b>	<b>\$2,075.00</b>
					<b>\$0.00</b>

Total expenses of this tax invoice includes GST of \$21.09

### Tenant Information

93/31 ARCHIPELAGO ST PACIFIC PINES QLD

Tenant(s): Dean & Emma KATUKE & WAIARIKI (093WAIARIK) Rent: \$415.00 Per Week Lease Details: From 19/11/2015 To 13/05/2022

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TO: Gerretzen Holdings Pty Ltd  
18 Makemo Street  
Pacific Pines Q 4211

Statement Number 74

## TAX INVOICE Owners Statement To 02/01/2022

Date	Reference	Description	Debit	Credit	Balance	
		Balance Carried Forward			\$0.00	
<b>93/31 Archipelago St Pacific Pines QLD</b>						
07/12/2021	106465	Rental From 09/12/2021 To 15/12/2021 (093WAIARIK)		\$415.00	\$415.00	
14/12/2021	106510	Rental From 16/12/2021 To 22/12/2021 (093WAIARIK)		\$415.00	\$830.00	
21/12/2021	106557	Rental From 23/12/2021 To 29/12/2021 (093WAIARIK)		\$415.00	\$1,245.00	
29/12/2021	106611	Rental From 30/12/2021 To 05/01/2022 (093WAIARIK)		\$415.00	\$1,660.00	
10/12/2021	7005799	* INV 3538_SEE INV (093)	\$94.12		\$1,565.88	
21/12/2021	7005837	* INV 506 SEE INV (093)	\$88.00		\$1,477.88	
02/01/2022	7005877	* Courtyard Maintenance - 093	\$38.50		\$1,439.38	
02/01/2022	7005955	* Management Commission - 093	\$147.74		\$1,291.64	
<b>Other Items</b>						
02/01/2022	5346	Payment to Owner via EFT	\$1,282.84		\$8.80	
02/01/2022	7005956	* Administration Fee	\$8.80		\$0.00	
<b>* Indicates Taxable Supply</b>			<b>Totals:</b>	<b>\$1,660.00</b>	<b>\$1,660.00</b>	<b>\$0.00</b>

Total expenses of this tax invoice includes GST of \$34.29

### Tenant Information

93/31 ARCHIPELAGO ST PACIFIC PINES QLD

Tenant(s): Dean & Emma KATUKE & WAIARIKI (093WAIARIK) Rent: \$415.00 Per Week Lease Details: From 19/11/2015 To 13/05/2022

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TO: Gerretzen Holdings Pty Ltd  
18 Makemo Street  
Pacific Pines Q 4211

Statement Number 75

## TAX INVOICE Owners Statement To 01/02/2022

Date	Reference	Description	Debit	Credit	Balance	
		Balance Carried Forward			\$0.00	
<b>93/31 Archipelago St Pacific Pines QLD</b>						
04/01/2022	106650	Rental From 06/01/2022 To 12/01/2022 (093WAIARIK)		\$415.00	\$415.00	
11/01/2022	106698	Rental From 13/01/2022 To 19/01/2022 (093WAIARIK)		\$415.00	\$830.00	
18/01/2022	106749	Rental From 20/01/2022 To 26/01/2022 (093WAIARIK)		\$415.00	\$1,245.00	
25/01/2022	106802	Rental From 27/01/2022 To 02/02/2022 (093WAIARIK)		\$415.00	\$1,660.00	
01/02/2022	7006069	* Courtyard Maintenance - 093	\$38.50		\$1,621.50	
01/02/2022	7006147	* Management Commission - 093	\$147.74		\$1,473.76	
<b>Other Items</b>						
01/02/2022	5361	Payment to Owner via EFT	\$1,464.96 ✓		\$8.80	
01/02/2022	7006148	* Administration Fee	\$8.80		\$0.00	
* Indicates Taxable Supply			<b>Totals:</b>	<b>\$1,660.00</b>	<b>\$1,660.00</b>	<b>\$0.00</b>

Total expenses of this tax invoice includes GST of \$17.73

### Tenant Information

93/31 ARCHIPELAGO ST PACIFIC PINES QLD  
Tenant(s): Dean & Emma KATUKE & WAIARIKI (093WAIARIK) Rent: \$415.00 Per Week Lease Details: From 19/11/2015 To 13/05/2022

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TO: Gerretzen Holdings Pty Ltd  
18 Makemo Street  
Pacific Pines Q 4211

Statement Number 76

## TAX INVOICE Owners Statement To 01/03/2022

Date	Reference	Description	Debit	Credit	Balance
		Balance Carried Forward			\$0.00
<b>93/31 Archipelago St Pacific Pines QLD</b>					
01/02/2022	106851	Rental From 03/02/2022 To 09/02/2022 (093WAIARIK)		\$415.00	\$415.00
08/02/2022	106903	Rental From 10/02/2022 To 16/02/2022 (093WAIARIK)		\$415.00	\$830.00
15/02/2022	106949	Rental From 17/02/2022 To 23/02/2022 (093WAIARIK)		\$415.00	\$1,245.00
22/02/2022	107002	Rental From 24/02/2022 To 02/03/2022 (093WAIARIK)		\$415.00	\$1,660.00
01/03/2022	7006259	* Courtyard Maintenance - 093	\$38.50		\$1,621.50
01/03/2022	7006334	* Management Commission - 093	\$147.74		\$1,473.76
<b>Other Items</b>					
01/03/2022	5381	Payment to Owner via EFT	\$1,464.96		\$8.80
01/03/2022	7006335	* Administration Fee	\$8.80		\$0.00
* Indicates Taxable Supply			<b>Totals:</b>	<b>\$1,660.00</b>	<b>\$1,660.00</b>
					<b>\$0.00</b>

Total expenses of this tax invoice includes GST of \$17.73

### Tenant Information

93/31 ARCHIPELAGO ST PACIFIC PINES QLD

Tenant(s): Dean & Emma KATUKE & WAIARIKI (093WAIARIK) Rent: \$415.00 Per Week Lease Details: From 19/11/2015 To 13/05/2022

Hope you just had another wonderful month!

In case that you didn't know, we hold full Real Estate licence, and we do sales, too!

Talk to us for all your property needs, and we will look after you!



# Pacific Pines Central

Alpha AC Pty Ltd  
A.B.N. 33 632 130 388 A.C.N. 632 130 388  
37/31 Archipelago St  
Pacific Pines Qld 4211

Phone (07) 5529 8970  
Fax



Email pacpinescentral@gmail.com

TO: Gerretzen Holdings Pty Ltd  
18 Makemo Street  
Pacific Pines Q 4211

Statement Number 77

## TAX INVOICE Owners Statement To 01/04/2022

Date	Reference	Description	Debit	Credit	Balance	
		Balance Carried Forward			\$0.00	
<b>93/31 Archipelago St Pacific Pines QLD</b>						
01/03/2022	107045	Rental From 03/03/2022 To 09/03/2022 (093WAIARIK)		\$415.00	\$415.00	
08/03/2022	107099	Rental From 10/03/2022 To 16/03/2022 (093WAIARIK)		\$415.00	\$830.00	
15/03/2022	107144	Rental From 17/03/2022 To 23/03/2022 (093WAIARIK)		\$415.00	\$1,245.00	
22/03/2022	107198	Rental From 24/03/2022 To 30/03/2022 (093WAIARIK)		\$415.00	\$1,660.00	
29/03/2022	107244	Rental From 31/03/2022 To 06/04/2022 (093WAIARIK)		\$415.00	\$2,075.00	
21/03/2022	7006397	* U93 relet fee (093)	\$239.25		\$1,835.75	
01/04/2022	7006437	* Courtyard Maintenance - 093	\$38.50		\$1,797.25	
01/04/2022	7006512	* Management Commission - 093	\$184.68		\$1,612.57	
<b>Other Items</b>						
01/04/2022	5393	Payment to Owner via EFT	\$1,603.77		\$8.80	
01/04/2022	7006513	* Administration Fee	\$8.80		\$0.00	
<b>* Indicates Taxable Supply</b>			<b>Totals:</b>	<b>\$2,075.00</b>	<b>\$2,075.00</b>	<b>\$0.00</b>

Total expenses of this tax invoice includes GST of \$42.84

### Tenant Information

93/31 ARCHIPELAGO ST PACIFIC PINES QLD

Tenant(s): Dean & Emma KATUKE & WAIARIKI (093WAIARIK) Rent: \$415.00 Per Week Lease Details: From 19/11/2015 To 12/05/2023

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Fax



Email pacpinescentral@gmail.com

TO: Gerretzen Holdings Pty Ltd  
18 Makemo Street  
Pacific Pines Q 4211

Statement Number 78

## TAX INVOICE Owners Statement To 03/05/2022

Date	Reference	Description	Debit	Credit	Balance
		Balance Carried Forward			\$0.00
		<b>93/31 Archipelago St Pacific Pines QLD</b>			
05/04/2022	107296	Rental From 07/04/2022 To 13/04/2022 (093WAIARIK)		\$415.00	\$415.00
12/04/2022	107337	Rental From 14/04/2022 To 20/04/2022 (093WAIARIK)		\$415.00	\$830.00
19/04/2022	107388	Rental From 21/04/2022 To 27/04/2022 (093WAIARIK)		\$415.00	\$1,245.00
26/04/2022	107435	Rental From 28/04/2022 To 04/05/2022 (093WAIARIK)		\$415.00	\$1,660.00
29/04/2022	7006574	* Inv_0584 fix garage door fob (093)	\$27.50		\$1,632.50
03/05/2022	7006604	* Courtyard Maintenance - 093	\$38.50		\$1,594.00
03/05/2022	7006679	* Management Commission - 093	\$147.74		\$1,446.26
		<b>Other Items</b>			
03/05/2022	5411	Payment to Owner via EFT	\$1,437.46		\$8.80
03/05/2022	7006680	* Administration Fee	\$8.80		\$0.00
		<b>* Indicates Taxable Supply</b>			
		<b>Totals:</b>	<b>\$1,660.00</b>	<b>\$1,660.00</b>	<b>\$0.00</b>

Total expenses of this tax invoice includes GST of \$20.23

### Tenant Information

93/31 ARCHIPELAGO ST PACIFIC PINES QLD

Tenant(s): Dean & Emma KATUKE & WAIARIKI (093WAIARIK) Rent: \$415.00 Per Week Lease Details: From 19/11/2015 To 12/05/2023

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37/31 Archipelago St

Pacific Pines Qld 4211

Phone (07) 5529 8970

Fax



Pacific Pines Central

2-13

Email pacpinescentral@gmail.com

TO: Gerretzen Holdings Pty Ltd  
18 Makemo Street  
Pacific Pines Q 4211

Statement Number 79

## TAX INVOICE Owners Statement To 01/06/2022

Date	Reference	Description	Debit	Credit	Balance
		Balance Carried Forward			\$0.00
		<b>93/31 Archipelago St Pacific Pines QLD</b>			
03/05/2022	107491	Rental From 05/05/2022 To 11/05/2022 (093WAIARIK)		\$415.00	\$415.00
10/05/2022	107531	Rental From 12/05/2022 To 17/05/2022 - Rent Credit \$47.86 (093WAIARIK)		\$415.00	\$830.00
17/05/2022	107582	Rental From 18/05/2022 To 24/05/2022 - Rent Credit \$27.86 (093WAIARIK)		\$415.00	\$1,245.00
24/05/2022	107628	Rental From 25/05/2022 To 31/05/2022 - Rent Credit \$7.86 (093WAIARIK)		\$415.00	\$1,660.00
31/05/2022	107680	Rental From 01/06/2022 To 07/06/2022 - Rent Credit \$7.86 (093WAIARIK)		\$435.00	\$2,095.00
01/06/2022	7006784	* Courtyard Maintenance - 093	\$38.50		\$2,056.50
01/06/2022	7006859	* Management Commission - 093	\$186.46		\$1,870.04
		<b>Other Items</b>			
01/06/2022	5429	Payment to Owner via EFT	\$1,861.24		\$8.80
01/06/2022	7006860	* Administration Fee	\$8.80		\$0.00
		<b>Totals:</b>	<b>\$2,095.00</b>	<b>\$2,095.00</b>	<b>\$0.00</b>

\* Indicates Taxable Supply

Total expenses of this tax invoice includes GST of \$21.25

### Tenant Information

93/31 ARCHIPELAGO ST PACIFIC PINES QLD

Tenant(s): Dean & Emma KATUKE & WAIARIKI (093WAIARIK)

Rent: \$435.00 Per Week

Lease Details: From 19/11/2015 To 12/05/2023

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37/31 Archipelago St  
Pacific Pines Qld 4211

Phone (07) 5529 8970  
Fax



Email pacpinescentral@gmail.com

TO: Gerretzen Holdings Pty Ltd  
18 Makemo Street  
Pacific Pines Q 4211

Statement Number 80

## TAX INVOICE Owners Statement To 01/07/2022

Date	Reference	Description	Debit	Credit	Balance
		Balance Carried Forward			\$0.00
<b>93/31 Archipelago St Pacific Pines QLD</b>					
07/06/2022	107724	Rental From 08/06/2022 To 14/06/2022 - Rent Credit \$7.86 (093WAIARIK)		\$435.00	\$435.00
14/06/2022	107777	Rental From 15/06/2022 To 21/06/2022 - Rent Credit \$7.86 (093WAIARIK)		\$435.00	\$870.00
21/06/2022	107822	Rental From 22/06/2022 To 28/06/2022 - Rent Credit \$7.86 (093WAIARIK)		\$435.00	\$1,305.00
28/06/2022	107872	Rental From 29/06/2022 To 05/07/2022 - Rent Credit \$7.86 (093WAIARIK)		\$435.00	\$1,740.00
21/06/2022	7006918	* INVOICE NO. 78073 Safe Home Services (093)	\$79.00		\$1,661.00
01/07/2022	7006974	* Courtyard Maintenance - 093	\$38.50		\$1,622.50
01/07/2022	7007049	* Management Commission - 093	\$154.86		\$1,467.64
<b>Other Items</b>					
01/07/2022	5437	Payment to Owner via EFT	\$1,458.84		\$8.80
01/07/2022	7007050	* Administration Fee	\$8.80		\$0.00
* Indicates Taxable Supply			<b>Totals:</b>	<b>\$1,740.00</b>	<b>\$1,740.00</b>
					<b>\$0.00</b>

Total expenses of this tax invoice includes GST of \$25.56

### Tenant Information

93/31 ARCHIPELAGO ST PACIFIC PINES QLD

Tenant(s): Dean & Emma KATUKE & WAIARIKI (093WAIARIK) Rent: \$435.00 Per Week Lease Details: From 19/11/2015 To 12/05/2023

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Talk to us for all your property needs, and we will look after you!

# General tenancy agreement (Form 18a)

Residential Tenancies and Rooming Accommodation Act 2008

J.15



## Part 1 Tenancy details

**Item 1** 1.1 Lessor

Name/trading name Unit 93, Pacific Pines Central

Address

1.2 Phone Mobile Email Postcode

**Item 2** 2.1 Tenant/s

Tenant 1 Full name/s Dean Katuke  
Phone 0481390665 Email deankatuke@gmail.com

Tenant 2 Full name/s Emma WAIARIKI  
Phone 0481754973 Email emwaiariki@gmail.com

Tenant 3 Full name/s  
Phone Email

2.2 Address for service (if different from address of the premises in item 5.1) Attach a separate list

**Item 3** 3.1 Agent If applicable. See clause 43

Full name/trading name Alpha AC Pty Ltd T/A Pacific Pines Central

Address

37/31 Archipelago St  
Pacific Pines QLD  
Postcode 4211

3.2 Phone Mobile Email

0755298970 0411160199 pacificpinescent@bigpond.com

**Item 4** Notices may be given to (Indicate if the email is different from item 1, 2 or 3 above)

4.1 Lessor  
Email Yes  No  Facsimile Yes  No

4.2 Tenant/s  
Email Yes  No  As above Facsimile Yes  No

4.3 Agent  
Email Yes  No  As above Facsimile Yes  No

**Item 5** 5.1 Address of the rental premises

93 / 31 Archipelago St  
Pacific Pines, QLD  
Postcode 4211

5.2 Inclusions provided. For example, furniture or other household goods let with the premises. Attach list if necessary

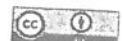
Per Entry Conditions Report

**Item 6** 6.1 The term of the agreement is  fixed term agreement  periodic agreement

6.2 Starting on 14/05/22 6.3 Ending on 12/05/23

Fixed term agreements only.  
For continuation of tenancy agreement, see clause 6

*Handwritten initials: DJ and BW*



General tenancy agreement (Form 18a)

Residential Tenancies and Rooming Accommodation Act 2008

2.16



Item 7 Rent \$ 435 per  week  fortnight  month See clause 8(1)

*[Handwritten signature]*

Item 8 Rent must be paid on the Before due day of each week  
Insert day. See clause 8(2) Insert week, fortnight or month

Item 9 Method of rent payment Insert the way the rent must be paid. See clause 8(3)  
EFT, Bank deposit, Direct Debit

Details for direct credit

BSB no. 4 8 4 7 9 9 Bank/building society/credit union Suncorp  
Account no. 6 0 7 7 1 0 7 2 0 Account name Alpha AC Pty Ltd Trust Account  
Payment reference 093WAIARIK

Item 10 Place of rent payment Insert where the rent must be paid. See clause 8(4) to 8(6)

Item 11 Rental bond amount \$ 1740.00 See clause 13

Item 12.1 The services supplied to the premises for which the tenant must pay See clause 16

Electricity  Yes  No Any other service that a tenant must pay  Yes  No  
Gas  Yes  No Type  See special terms (page 8)  
Phone  Yes  No

*[Handwritten signature]*

12.2 Is the tenant to pay for water supplied to the premises See clause 17

Yes  No

Item 13 If the premises is not individually metered for a service under item 12.1, the apportionment of the cost of the service for which the tenant must pay. For example, insert the percentage of the total charge the tenant must pay. See clause 16(c)

Electricity  Any other service stated in item 12.1   
Gas  See special terms (page 8)  
Phone

Item 14 How services must be paid for Insert for each how the tenant must pay. See clause 16(d)

Electricity Tenant to supplier directly  
Gas Tenant to supplier directly  
Phone Tenant to supplier directly  
Any other service stated in item 12.1   
See special terms (page 8)

Item 15 Number of persons allowed to reside at the premises 5 See clause 23

Item 16.1 16.1 Are there any body corporate by-laws applicable to the occupation of the premises by a tenant?  Yes  No  
See clause 22

16.2 Has the tenant been given a copy of the relevant by-laws See clause 22  Yes  No

Item 17.1 17.1 Pets approved  Yes  No See clause 24(1)

17.2 The types and number of pets that may be kept See clause 24(2)

Type NOT ALLOWED Number  Type  Number

Item 18 Nominated repairers Insert name and telephone number for each. See clause 31

Electrical repairs Contact Resident Manager Phone 0411160199  
Plumbing repairs Contact Resident Manager Phone 0411160199  
Other Contact Resident Manager Phone 0411160199

2.17

## Part 2 Standard Terms

### Division 1 Preliminary

#### 1 Interpretation

In this agreement –

- (a) a reference to *the premises* includes a reference to any inclusions for the premises stated in this agreement for item 5.2; and
- (b) a reference to a numbered section is a reference to the section in the Act with that number; and
- (c) a reference to a numbered item is a reference to the item with that number in part 1; and
- (d) a reference to a numbered clause is a reference to the clause of this agreement with that number.

#### 2 Terms of a general tenancy agreement

- (1) This part states, under the *Residential Tenancies and Rooming Accommodation Act 2008 (the Act)*, section 55, the standard terms of a general tenancy agreement.
- (2) The Act also imposes duties on, and gives entitlements to, the lessor and tenant that are taken to be included as terms of this agreement.
- (3) The lessor and tenant may agree on other terms of this agreement (*special terms*).
- (4) A duty or entitlement under the Act overrides a standard term or special term if the term is inconsistent with the duty or entitlement.
- (5) A standard term overrides a special term if they are inconsistent.

*Note* – Some breaches of this agreement may also be an offence under the Act, for example, if –

- the lessor or the lessor's agent enters the premises in contravention of the rules of entry under sections 192 to 199; or
- the tenant does not sign and return the condition report to the lessor or the lessor's agent under section 65.

#### 3 More than 1 lessor or tenant

- (1) This clause applies if more than 1 person is named in this agreement for item 1 or 2.
- (2) Each lessor named in this agreement for item 1 must perform all of the lessor's obligations under this agreement.
- (3) Each tenant named in this agreement for item 2 –
  - (a) holds their interest in the tenancy as a tenant in common unless a special term states the tenants are joint tenants; and
  - (b) must perform all the tenant's obligations under this agreement.

### Division 2 Period of tenancy

#### 4 Start of tenancy

- (1) The tenancy starts on the day stated in this agreement for item 6.2.
- (2) However, if no day is stated or if the stated day is before the signing of this agreement, the tenancy starts when the tenant is or was given a right to occupy the premises.

#### 5 Entry condition report – s 65

- (1) The lessor must prepare, in the approved form, sign and give the tenant 1 copy of a condition report for the premises.
- (2) The copy must be given to the tenant on or before the day the tenant occupies the premises under this agreement.
- (3) The tenant must mark the copy of the report to show any parts the tenant disagrees with, and sign and return the copy to the lessor not later than 3 days after the later of the following days –
  - (a) the day the tenant is entitled to occupy the premises;
  - (b) the day the tenant is given the copy of the condition report.

*Note* – A well completed condition report can be very important to help the parties if there is a dispute about the condition of the premises when the tenancy started. For more information about condition reports, see the information statement.
- (4) After the copy of the condition report is returned to the lessor by the tenant, the lessor must copy the condition report and return it to the tenant within 14 days.

#### 6 Continuation of fixed term agreement – s 70

- (1) This clause applies if –
  - (a) this agreement is a fixed term agreement; and
  - (b) none of the following notices are given, or agreements or applications made before the day the term ends (*the end day*) –
    - (i) a notice to leave;
    - (ii) a notice of intention to leave;
    - (iii) an abandonment termination notice;
    - (iv) a notice, agreement or application relating to the death of a sole tenant under section 277(7);
    - (v) a written agreement between the lessor and tenant to end the agreement.
- (2) This agreement, other than a term about this agreement's term, continues to apply after the end day on the basis that the tenant is holding over under a periodic agreement.  
*Note* – For more information about the notices, see the information statement.

#### 7 Costs apply to early ending of fixed term agreement

- (1) This clause applies if –
  - (a) this agreement is a fixed term agreement; and
  - (b) the tenant terminates it before the term ends in a way not permitted under the Act.
- (2) The tenant must pay the reasonable costs incurred by the lessor in reletting the premises.  
*Note* – For when the tenant may terminate early under the Act, see clause 36 and the information statement. Under section 362, the lessor has a general duty to mitigate (avoid or reduce) the costs.

### Division 3 Rent

#### 8 When, how and where rent must be paid – ss 83 and 85

- (1) The tenant must pay the rent stated in this agreement for item 7.
- (2) The rent must be paid at the times stated in this agreement for item 8.
- (3) The rent must be paid –
  - (a) in the way stated in this agreement for item 9; or
  - (b) in the way agreed after the signing of this agreement by –
    - (i) the lessor or tenant giving the other party a notice proposing the way; and
    - (ii) the other party agreeing to the proposal in writing; or
  - (c) if there is no way stated in this agreement for item 9 or no way agreed after the signing of this agreement – in an approved way under section 83(4).  
*Note* – If the way rent is to be paid is another way agreed on by the lessor and tenant under section 83(4)(g), the lessor or the lessor's agent must comply with the obligations under section 84(2).
- (4) The rent must be paid at the place stated in this agreement for item 10.
- (5) However, if, after the signing of this agreement, the lessor gives a notice to the tenant stating a different place for payment and the place is reasonable, the rent must be paid at the place while the notice is in force.
- (6) If no place is stated in this agreement for item 10 and there is no notice stating a place, the rent must be paid at an appropriate place.

*Examples of an appropriate place* –

- the lessor's address for service
- the lessor's agent's office

#### 9 Rent in advance – s 87

- The lessor may require the tenant to pay rent in advance only if the payment is not more than –
- (a) for a periodic agreement – 2 weeks rent; or
  - (b) for a fixed term agreement – 1 month rent.
- Note* – Under section 87(2), the lessor or the lessor's agent must not require a payment of rent under this agreement in a period for which rent has already been paid.

## 10 Rent increases – ss 91 and 93

- (1) If the lessor proposes to increase the rent, the lessor must give notice of the proposal to the tenant.
- (2) The notice must state the amount of the increased rent and the day from when it is payable.
- (3) The day stated must not be earlier than the later of the following –
  - (a) 2 months after the notice is given;
  - (b) 6 months after the day the existing rent became payable by the tenant.
- (4) Subject to an order of a tribunal, the increased rent is payable from the day stated in the notice, and this agreement is taken to be amended accordingly.
- (5) However, if this agreement is a fixed term agreement, the rent may be increased before the term ends only if a special term –
  - (a) provides for a rent increase; and
  - (b) states the amount of the increase or how the amount of the increase is to be worked out.
- (6) A rent increase is payable by the tenant only if the rent is increased under this clause.

## 11 Application to tribunal about excessive increase – s 92

- (1) If a notice of proposed rent increase is given and the tenant considers the increase is excessive, the tenant may apply to a tribunal for an order setting aside or reducing the increase.
- (2) However, the application must be made –
  - (a) within 30 days after the notice is received; and
  - (b) for a fixed term agreement – before the term ends.

## 12 Rent decreases – s 94

Under section 94, the rent may decrease in certain situations.

Note – For details of the situations, see the information statement.

## Division 4 Rental bond

### 13 Rental bond required – ss 111 and 116

- (1) If a rental bond is stated in this agreement for item 11, the tenant must pay to the lessor or the lessor's agent the rental bond amount –
  - (a) if a special term requires the bond to be paid at a stated time – at the stated time; or
  - (b) if a special term requires the bond to be paid by instalments – by instalments; or
  - (c) otherwise – when the tenant signs this agreement.

Note – There is a maximum bond that may be required. See section 146 and the information statement.

- (2) The lessor or the lessor's agent must, within 10 days of receiving the bond or a part of the bond, pay it to the authority and give the authority a notice, in the approved form, about the bond.
- (3) The bond is intended to be available to financially protect the lessor if the tenant breaches this agreement.

Example – The lessor may claim against the bond if the tenant does not leave the premises in the required condition at the end of the tenancy.

Note – For how to apply to the authority or a tribunal for the bond at the end of the tenancy, see the information statement and sections 125 to 141. Delay in applying may mean that payment is made on another application for payment.

### 14 Increase in bond – s 154

- (1) The tenant must increase the rental bond if –
  - (a) the rent increases and the lessor gives notice to the tenant to increase the bond; and
  - (b) the notice is given at least 11 months after –
    - (i) this agreement started; or
    - (ii) if the bond has been increased previously by a notice given under this clause – the day stated in the notice, or the last notice, for making the increase.

- (2) The notice must state the increased amount and the day by which the increase must be made.
- (3) For subclause (2), the day must be at least 1 month after the tenant is given the notice.

## Division 5 Outgoings

### 15 Outgoings – s 163

- (1) The lessor must pay all charges, levies, premiums, rates or taxes for the premises, other than a service charge.

Examples –

body corporate levies, council general rates, sewerage charges, environment levies, land tax

- (2) This clause does not apply if –
  - (a) the lessor is the State; and
  - (b) rent is not payable under the agreement; and
  - (c) the tenant is an entity receiving financial or other assistance from the State to supply rented accommodation to persons.

### 16 General service charges – ss 164 and 165

The tenant must pay a service charge, other than a water service charge, for a service supplied to the premises during the tenancy if –

- (a) the tenant enjoys or shares the benefit of the service; and
- (b) the service is stated in this agreement for item 12.1; and
- (c) either –
  - (i) the premises are individually metered for the service; or
  - (ii) this agreement states for item 13 how the tenant's apportionment of the cost of the service is to be worked out; and
- (d) this agreement states for item 14 how the tenant must pay for the service.

Note – Section 165(3) limits the amount the tenant must pay.

### 17 Water service charges – ss 164 and 166

- (1) The tenant must pay an amount for the water consumption charges for the premises if –
  - (a) the tenant is enjoying or sharing the benefit of a water service to the premises; and
  - (b) the premises are individually metered for the supply of water or water is supplied to the premises by delivery by means of a vehicle; and
  - (c) this agreement states for item 12.2 that the tenant must pay for water supplied to the premises.

Note – A water consumption charge does not include the amount of a water service charge that is a fixed charge for the water service.

- (2) However, the tenant does not have to pay an amount –
  - (a) that is more than the amount of the water consumption charges payable to the relevant water supplier; or
  - (b) that is a fixed charge for the water service to the premises.
- (3) Also, the tenant does not have to pay an amount for a reasonable quantity of water supplied to the premises for a period if, during the period, the premises are not water efficient for section 166.

Note – For details about water efficiency, see the information statement.

- (4) In deciding what is a reasonable quantity of water for subclause (3), regard must be had to the matters mentioned in section 169(4)(a) to (e).
- (5) The tenant must pay the amount of the charge to the lessor within 1 month of the lessor giving the tenant copies of relevant documents about the incurring of the amount.
- (6) In this clause –

**water consumption charge**, for premises, means the variable part of a water service charge assessed on the volume of water supplied to the premises.

Note – If there is a dispute about how much water (or any other service charge) the tenant should pay, the lessor or the tenant may attempt to resolve the dispute by conciliation. See the information statement for details.



## Division 6 Rights and obligations concerning the premises during tenancy

### Subdivision 1 Occupation and use of premises

#### 18 No legal impediments to occupation – s 181

The lessor must ensure there is no legal impediment to occupation of the premises by the tenant as a residence for the term of the tenancy if, when entering into this agreement, the lessor knew about the impediment or ought reasonably to have known about it.

*Examples of possible legal impediments –*

- if there is a mortgage over the premises, the lessor might need to obtain approval from the mortgagee before the tenancy can start
- a certificate might be required under the *Building Act 1975* before the premises can lawfully be occupied
- the zoning of the land might prevent use of a building on the land as a residence

#### 19 Vacant possession and quiet enjoyment – ss 182 and 183

- (1) The lessor must ensure the tenant has vacant possession of the premises (other than a part of the premises that the tenant does not have a right to occupy exclusively) on the day the tenant is entitled to occupy the premises under this agreement.

*Editor's note –* Parts of the premises where the tenant does not have a right to occupy exclusively may be identified in a special term.

- (2) The lessor must take reasonable steps to ensure the tenant has quiet enjoyment of the premises.
- (3) The lessor or the lessor's agent must not interfere with the reasonable peace, comfort or privacy of the tenant in using the premises.

#### 20 Lessor's right to enter the premises – ss 192–199

The lessor or the lessor's agent may enter the premises during the tenancy only if the obligations under sections 192 to 199 have been complied with.

*Note –* See the information statement for details.

#### 21 Tenant's use of premises – ss 10 and 184

- (1) The tenant may use the premises only as a place of residence or mainly as a place of residence or for another use allowed under a special term.
- (2) The tenant must not –
- (a) use the premises for an illegal purpose; or
  - (b) cause a nuisance by the use of the premises; or
- Examples of things that may constitute a nuisance –*
- using paints or chemicals on the premises that go onto or cause odours on adjoining land
  - causing loud noises
  - allowing large amounts of water to escape onto adjoining land
- (c) interfere with the reasonable peace, comfort or privacy of a neighbour of the tenant; or
- (d) allow another person on the premises to interfere with the reasonable peace, comfort or privacy of a neighbour of the tenant.

#### 22 Units and townhouses – s 69

- (1) The lessor must give the tenant a copy of any body corporate by-laws under the *Body Corporate and Community Management Act 1997* or *Building Units and Group Titles Act 1980* applicable to –
- (a) the occupation of the premises; or
  - (b) any common area available for use by the tenant with the premises.
- (2) The tenant must comply with the by-laws.

#### 23 Number of occupants allowed

No more than the number of persons stated in this agreement for item 15 may reside at the premises.

#### 24 Pets

- (1) The tenant may keep pets on the premises only if this agreement states for item 17.1 that pets are approved.
- (2) If this agreement states for item 17.1 that pets are approved and this agreement states for item 17.2 that only –
- (a) a particular type of pet may be kept, only that type may be kept; or
  - (b) a particular number of pets may be kept, only that number may be kept; or
  - (c) a particular number of a particular type of pet may be kept, only that number of that type may be kept.

#### Subdivision 2 Standard of premises

#### 25 Lessor's obligations – s 185

- (1) At the start of the tenancy, the lessor must ensure –
- (a) the premises are clean; and
  - (b) the premises are fit for the tenant to live in; and
  - (c) the premises are in good repair; and
  - (d) the lessor is not in breach of a law dealing with issues about the health or safety of persons using or entering the premises.
- (2) While the tenancy continues, the lessor must –
- (a) maintain the premises in a way that the premises remain fit for the tenant to live in; and
  - (b) maintain the premises in good repair; and
  - (c) ensure the lessor is not in breach of a law dealing with issues about the health or safety of persons using or entering the premises; and
  - (d) keep any common area included in the premises clean.
- Note –* For details about the maintenance, see the information statement.
- (3) However, the lessor is not required to comply with subclause (1)(c) or (2)(a) for any non-standard items and the lessor is not responsible for their maintenance if –
- (a) the lessor is the State; and
  - (b) the non-standard items are stated in this agreement and this agreement states the lessor is not responsible for their maintenance; and
  - (c) the non-standard items are not necessary and reasonable to make the premises a fit place in which to live; and
  - (d) the non-standard items are not a risk to health or safety; and
  - (e) for fixtures – the fixtures were not attached to the premises by the lessor.
- (4) In this clause –

*non-standard items* means the fixtures attached to the premises and inclusions supplied with the premises stated in this agreement for item 5.2.

*premises* include any common area available for use by the tenant with the premises.

#### 26 Tenant's obligations – s 188(2) and (3)

- (1) The tenant must keep the premises clean, having regard to their condition at the start of the tenancy.
- (2) The tenant must not maliciously damage, or allow someone else to maliciously damage, the premises.

#### Subdivision 3 The dwelling

#### 27 Fixtures or structural changes – ss 207–209

- (1) The tenant may attach a fixture, or make a structural change, to the premises only if the lessor agrees to the fixture's attachment or the structural change.
- Note –* Fixtures are generally items permanently attached to land or to a building that are intended to become part of the land or building. An attachment may include, for example, something glued, nailed or screwed to a wall.
- (2) The lessor's agreement must be written, describe the nature of the fixture or change and include any terms of the agreement.

*Examples of terms –*

- that the tenant may remove the fixture
  - that the tenant must repair damage caused when removing the fixture
  - that the lessor must pay for the fixture if the tenant can not remove it
- (3) If the lessor does agree, the tenant must comply with the terms of the lessor's agreement.
- (4) The lessor must not act unreasonably in failing to agree.
- (5) If the tenant attaches a fixture, or makes a structural change, to the premises without the lessor's agreement, the lessor may –
- (a) take action for a breach of a term of this agreement; or
  - (b) waive the breach (that is, not take action for the breach) and treat the fixture or change as an improvement to the premises for the lessor's benefit (that is, treat it as belonging to the lessor, without having to pay the tenant for it).

**28 Supply of locks and keys – s 210**

- (1) The lessor must supply and maintain all locks necessary to ensure the premises are reasonably secure.
- (2) The lessor must give the tenant, or if there is more than 1 tenant, 1 of the tenants, a key for each lock that –
- (a) secures an entry to the premises; or
  - (b) secures a road or other place normally used to gain access to, or leave, the area or building in which the premises are situated; or
  - (c) is part of the premises.
- (3) If there is more than 1 tenant, the lessor must give the other tenants a key for the locks mentioned in subclause (2)(a) and (b).

**29 Changing locks – ss 211 and 212**

- (1) The lessor or the tenant may change locks if –
- (a) both agree to the change; or
  - (b) there is a tribunal order permitting the change; or
  - (c) there is a reasonable excuse for making the change.

*Example of a reasonable excuse –*  
an emergency requiring the lock to be changed quickly

- (2) The lessor or tenant must not act unreasonably in failing to agree to the change of a lock.
- (3) If a lock is changed, the party changing it must give the other party a key for the changed lock unless –
- (a) a tribunal orders that a key not be given; or
  - (b) the other party agrees to not being given a key.

**Subdivision 4 Damage and repairs**

**30 Meaning of emergency and routine repairs – ss 214 and 215**

- (1) **Emergency repairs** are works needed to repair any of the following –
- (a) a burst water service or serious water service leak;
  - (b) a blocked or broken lavatory system;
  - (c) a serious roof leak;
  - (d) a gas leak;
  - (e) a dangerous electrical fault;
  - (f) flooding or serious flood damage;
  - (g) serious storm, fire or impact damage;
  - (h) a failure or breakdown of the gas, electricity or water supply to the premises;
  - (i) a failure or breakdown of an essential service or appliance on the premises for hot water, cooking or heating;
  - (j) a fault or damage that makes the premises unsafe or insecure;
  - (k) a fault or damage likely to injure a person, damage property or unduly inconvenience a resident of the premises;
  - (l) a serious fault in a staircase, lift or other common area of the premises that unduly inconveniences a resident in gaining access to, or using, the premises.
- (2) **Routine repairs** are repairs other than emergency repairs.

**31 Nominated repairer for emergency repairs – s 216**

- (1) The lessor's nominated repairer for emergency repairs of a particular type may be stated either –
- (a) in this agreement for item 18; or
  - (b) in a notice given by the lessor to the tenant.
- (2) The nominated repairer is the tenant's first point of contact for notifying the need for emergency repairs.

**32 Notice of damage – s 217**

- (1) If the tenant knows the premises have been damaged, the tenant must give notice as soon as practicable of the damage.
- (2) If the premises need routine repairs, the notice must be given to the lessor.
- (3) If the premises need emergency repairs, the notice must be given to –
- (a) the nominated repairer for the repairs; or
  - (b) if there is no nominated repairer for the repairs or the repairer can not be contacted – the lessor.

**33 Emergency repairs arranged by tenant – ss 218 and 219**

- (1) The tenant may arrange for a suitably qualified person to make emergency repairs or apply to the tribunal under section 221 for orders about the repairs if –
- (a) the tenant has been unable to notify the lessor or nominated repairer of the need for emergency repairs of the premises; or
  - (b) the repairs are not made within a reasonable time after notice is given.
- (2) The maximum amount that may be incurred for emergency repairs arranged to be made by the tenant is an amount equal to the amount payable under this agreement for 2 weeks rent.
- Note – For how the tenant may require reimbursement for the repairs, see sections 219(2) and (3) and 220 and the information statement.*

**Division 7 Restrictions on transfer or subletting by tenant**

**34 General – ss 238 and 240**

- (1) Subject to clause 35, the tenant may transfer all or a part of the tenant's interest under this agreement, or sublet the premises, only if the lessor agrees in writing or if the transfer or subletting is made under a tribunal order.
- (2) The lessor must act reasonably in failing to agree to the transfer or subletting.
- (3) The lessor is taken to act unreasonably in failing to agree to the transfer or subletting if the lessor acts in a capricious or retaliatory way.
- (4) The lessor or the lessor's agent must not require the tenant to pay, or accept from the tenant, an amount for the lessor's agreement to a transfer or subletting by the tenant, other than an amount for the reasonable expenses incurred by the lessor in agreeing to the transfer or subletting.

**35 State assisted lessors or employees of lessor – s 237**

- (1) This clause applies if –
- (a) the lessor is the State; or
  - (b) the lessor is an entity receiving assistance from the State to supply rented accommodation; or
  - (c) the tenant's right to occupy the premises comes from the tenant's terms of employment.
- (2) The tenant may transfer the whole or part of the tenant's interest under this agreement, or sublet the premises, only if the lessor agrees in writing to the transfer or subletting.

**Division 8 When agreement ends**

**36 Ending of agreement – s 277**

- (1) This agreement ends only if –
- (a) the tenant and the lessor agree in writing; or

- (b) the lessor gives a notice to leave the premises to the tenant and the tenant hands over vacant possession of the premises to the lessor on or after the handover day; or
- (c) the tenant gives a notice of intention to leave the premises to the lessor and hands over vacant possession of the premises to the lessor on or after the handover day; or
- (d) a tribunal makes an order terminating this agreement; or
- (e) the tenant abandons the premises; or
- (f) after receiving a notice from a mortgagee under section 317, the tenant vacates, or is removed from, the premises.

*Note* – For when a notice to leave or a notice of intention to leave may be given and its effect and when an application for a termination order may be made to a tribunal, see the information statement.

- (2) Also, if a sole tenant dies, this agreement terminates in accordance with section 277(7) or (8).

*Note* – See the information statement for details.

### 37 Condition premises must be left in – s 188(4)

At the end of the tenancy, the tenant must leave the premises, as far as possible, in the same condition they were in at the start of the tenancy, fair wear and tear excepted.

*Examples of what may be fair wear and tear –*

- wear that happens during normal use
- changes that happen with ageing

### 38 Keys

At the end of the tenancy, the tenant must return to the lessor all keys for the premises.

### 39 Tenant's forwarding address – s 205(2)

- (1) When handing over possession of the premises, the tenant must, if the lessor or the lessor's agent asks the tenant in writing to state the tenant's new residential address, tell the lessor or the agent the tenant's new residential address.
- (2) However, subclause (1) does not apply if the tenant has a reasonable excuse for not telling the lessor or agent the new address.

### 40 Exit condition report – s 66

- (1) As soon as practicable after this agreement ends, the tenant must prepare, in the approved form, and sign a condition report for the premises and give 1 copy of the report to the lessor or the lessor's agent.

*Example of what might be as soon as practicable* – when the tenant returns the keys to the premises to the lessor or the lessor's agent

*Note* – For the approved form for the condition report, see the information statement. The report may be very important in deciding who is entitled to a refund of the rental bond if there is a dispute about the condition of the premises.

- (2) The lessor or the lessor's agent must, within 3 business days after receiving the copy of the report –
  - (a) sign the copy; and
  - (b) if the lessor or agent does not agree with the report – show the parts of the report the lessor or agent disagrees with by marking the copy in an appropriate way; and
  - (c) if the tenant has given a forwarding address to the lessor or agent – make a copy of the report and return it to the tenant at the address.
- (3) The lessor or agent must keep a copy of the condition report signed by both parties for at least 1 year after this agreement ends.

### 41 Goods or documents left behind on premises – ss 363 and 364

- (1) The tenant must take all of the tenant's belongings from the premises at the end of the tenancy.
- (2) The lessor may not treat belongings left behind as the lessor's own property, but must deal with them under sections 363 and 364.

*Note* – For details of the lessor's obligations under sections 363 and 364, see the information statement. They may include an obligation to store goods and may allow the lessor to sell goods and pay the net sale proceeds (after storage and selling costs) to the public trustee.

## Division 9 Miscellaneous

### 42 Supply of goods and services – s 171

- (1) The lessor or the lessor's agent must not require the tenant to buy goods or services from the lessor or a person nominated by the lessor or agent.
- (2) Subclause (1) does not apply to a requirement about a service charge.

*Note* – See section 164 for what is a service charge.

### 43 Lessor's agent

- (1) The name and address for service of the lessor's agent is stated in this agreement for item 3.
- (2) Unless a special term provides otherwise, the agent may –
  - (a) stand in the lessor's place in any application to a tribunal by the lessor or the tenant; or
  - (b) do any thing else the lessor may do, or is required to do, under this agreement.

### 44 Notices

- (1) A notice under this agreement must be written and, if there is an approved form for the notice, in the approved form.  
*Note* – Download approved forms via the RTA website [rta.qld.gov.au](http://rta.qld.gov.au).
- (2) A notice from the tenant to the lessor may be given to the lessor's agent.
- (3) A notice may be given to a party to this agreement or the lessor's agent –
  - (a) by giving it to the party or agent personally; or
  - (b) if an address for service for the party or agent is stated in this agreement for item 1, 2 or 3 – by leaving it at the address, sending it by prepaid post as a letter to the address; or
  - (c) if a facsimile number for the party or agent is stated in this agreement for item 1, 2 or 3 and item 4 indicates that a notice may be given by facsimile – by sending it by facsimile to the facsimile number in accordance with the *Electronic Transactions (Queensland) Act 2001*; or
  - (d) if an email address for the party or agent is stated in this agreement for item 1, 2 or 3 and item 4 indicates that a notice may be given by email – by sending it electronically to the email address in accordance with the *Electronic Transactions (Queensland) Act 2001*.
- (4) A party or the lessor's agent may withdraw his or her consent to notices being given to them by facsimile or email only by giving notice to each other party that notices are no longer to be given to the party or agent by facsimile or email.
- (5) If no address for service is stated in this agreement for item 2 for the tenant, the tenant's address for service is taken to be the address of the premises.
- (6) A party or the lessor's agent may change his or her address for service, facsimile number or email address only by giving notice to each other party of a new address for service, facsimile number or email address.
- (7) On the giving of a notice of a new address for service, facsimile number or email address for a party or the lessor's agent, the address for service, facsimile number or email address stated in the notice is taken to be the party's or agent's address for service, facsimile number or email address stated in this agreement for item 1, 2 or 3.
- (8) Unless the contrary is proved –
  - (a) a notice left at an address for service is taken to have been received by the party to whom the address relates when the notice was left at the address; and
  - (b) a notice sent by post is taken to have been received by the person to whom it was addressed when it would have been delivered in the ordinary course of post; and
  - (c) a notice sent by facsimile is taken to have been received at the place where the facsimile was sent when the sender's facsimile machine produces a transmission report indicating all pages of the notice have been successfully sent; and
  - (d) a notice sent by email is taken to have been received by the recipient when the email enters the recipient's email server.

**Part 3 Special terms** Insert any special terms here and/or attach a separate list if required. See clause 2(3) to 2(5)

Refer to the attached "Pacific Pines Central Tenant Acknowledge" document.

Tenant/s consent to the use of electronic communication as per the email address provided in Item 2 of this agreement as a method of communication with the agent named in Item 3.

The tenant/s must receive a copy of the information statement (Form 17a) and a copy of any applicable by-laws if copies have not previously been given to the tenant/s. **Do not send to the RTA—give this form to the tenant/s, keep a copy for your records.**

**Signature of lessor/agent**

Name/trading name

Alpha AC Pty Ltd T/A Pacific Pines Central

Signature



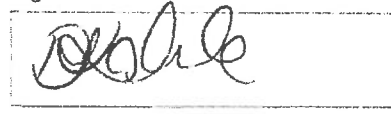
Date 21/03/2021

**Signature of tenant 1**

Print name

Dean Katuke

Signature



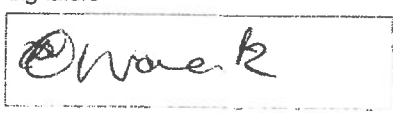
Date 18/3/22

**Signature of tenant 2**

Print name

Emma Waiariki

Signature



Date 18/3/22

**Signature of tenant 3**

Print name

Signature

Date

3-1

# The Gerretzen Super Fund General Ledger



As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
<b>Accountancy Fees (30100)</b>					
<u>Accountancy Fees (30100)</u>					
08/04/2022	INTERNET EXTERNAL TRANSFER TO 064445 010527520 REF NO 61066712 GERRLS1		2,266.00	3.2	2,266.00 DR
08/06/2022	INTERNET EXTERNAL TRANSFER TO 064445 010527520 REF NO 89242610 GERRLC1 GERRLC2 [INTERNET EXTERNAL TRANSFER TO 064445 010527520 REF NO 89242610 GERRLC1 GERRLC2 (2 x \$253)]		506.00		2,772.00 DR
			<b>2,772.00</b>		<b>2,772.00 DR</b>

2x \$253  
3.3 x 3.4

**Total Debits: 2,772.00**

**Total Credits: 0.00**









**TAX INVOICE**

**Supplier:** Super Audits

**Auditor:** A.W. Boys  
SMSF Auditor Number (SAN) 100014140  
Registered Company Auditor (67793)

**Address:** Box 3376  
Rundle Mall 5000

**ABN:** 20 461 503 652

**Services:** Auditing

**Date:** 21 February 2022

**Recipient:** Gerretzen Super Fund

**Address:** C/- PO Box 806 OXFENFORD QLD 4210

**Description of Services**

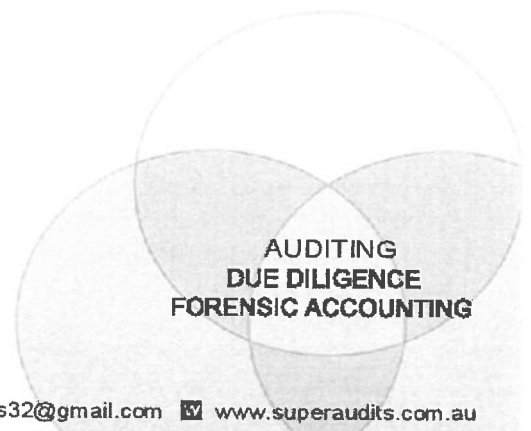
Statutory audit of the Gerretzen Super Fund for the financial year ending 30 June 2021.

**Fee:** \$300.00

**GST:** \$30.00

**Total:** \$330.00

Payment can be made with a cheque payable to Super Audits postal address being Box 3376 Rundle Mall 5000 or alternatively an EFT can be made BSB 015-056 Account No. 387392386.





5.1

Company: GERRETZEN HOLDINGS PTY LTD ACN 169 799 928

### Company details

Date company registered 28-05-2014  
 Company next review date 28-05-2023  
 Company type Australian Proprietary Company  
 Company status Registered  
 Home unit company No  
 Superannuation trustee company No  
 Non profit company No

### Registered office

'SIMMONS LIVINGSTONE & ASSOCIATES' UNIT , 30 , 340 HOPE ISLAND ROAD , HOPE ISLAND QLD 4212

### Principal place of business

18 MAKEMO STREET , PACIFIC PINES QLD 4211

### Officeholders

GERRETZEN, LEONARD PETER HENRY  
 Born 23-12-1962 at CHRISTCHURCH NEW ZEALAND  
 18 MAKEMO STREET , PACIFIC PINES QLD 4211  
 Office(s) held: Director, appointed 28-05-2014

GERRETZEN, WENDY MARIA  
 Born 31-01-1965 at CHRISTCHURCH NEW ZEALAND  
 18 MAKEMO STREET , PACIFIC PINES QLD 4211  
 Office(s) held: Director, appointed 28-05-2014

### Company share structure

Share class	Share description	Number issued	Total amount paid	Total amount unpaid
ORD	ORDINARY	2	2.00	0.00

### Members

Member Name	Address	Share class	Total number held	Fully paid	Beneficially held
GERRETZEN , WENDY MARIA	18 MAKEMO STREET , PACIFIC PINES QLD 4211	ORD	1	Yes	Yes
GERRETZEN , LEONARD PETER HENRY	18 MAKEMO STREET , PACIFIC PINES QLD 4211	ORD	1	Yes	Yes

### Document history

These are the documents most recently received by ASIC from this organisation.

Received	Number	Form Description	Status
17-02-2017	2E8842354	484 CHANGE TO COMPANY DETAILS	Processed and imaged
28-05-2014	2E0575225	201 APPLICATION FOR INCORPORATION (DIVN 1)	Processed and imaged



Company: GERRETZEN INVESTMENTS PTY LTD ACN 169 800 944

S-2

**Company details**

Date company registered 28-05-2014  
 Company next review date 28-05-2023  
 Company type Australian Proprietary Company  
 Company status Registered  
 Home unit company No  
 Superannuation trustee company Yes  
 Non profit company No

**Registered office**

'SIMMONS LIVINGSTONE &amp; ASSOCIATES' UNIT , 30 , 340 HOPE ISLAND ROAD , HOPE ISLAND QLD 4212

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ORD	ORDINARY	2	2.00	0.00

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GERRETZEN , LEONARD PETER HENRY	18 MAKEMO STREET , PACIFIC PINES QLD 4211	ORD	1	Yes	Yes

**Document history**

These are the documents most recently received by ASIC from this organisation.

Received	Number	Form	Description	Status
17-02-2017	2E8842353	484	CHANGE TO COMPANY DETAILS	Processed and imaged
28-05-2014	2E0575572	201	APPLICATION FOR INCORPORATION (DIVN 1)	Processed and imaged

Leeza Cox

---

**From:** Wendy Gerretzen <wendy.gerretzen@hotmail.com>  
**Sent:** Monday, 23 January 2023 2:10 PM  
**To:** Leeza Cox  
**Cc:** 'leonard.1962@live.com.au'  
**Subject:** Re: Gerretzen Super Fund tax queries 2022  
**Attachments:** Redemption\_Letter CFS 28.08.2021.pdf; CFS FirstChoice Wholesale Investments - Summary Report 2022.pdf

Hi Leeza

Thank you for your email.

I have been in contact with Colonial First State several times and hopefully they have provided what you require.

Attached please find the Summary Report for 2021-2022 along with the Redemption Letter and statement.

Leonard and I will go over the investment strategy for the fund in the next few days and complete the required minute.

Please be advised that ASIC fees of \$56.00 and \$276.00 were paid on the 28<sup>th</sup> July 2022.

Kind regards

Wendy Gerretzen

---

**From:** Leeza Cox <Leeza@SimmonsLivingstone.com.au>  
**Sent:** Thursday, 19 January 2023 3:46 PM  
**To:** 'wendy.gerretzen@hotmail.com' <wendy.gerretzen@hotmail.com>  
**Subject:** Gerretzen Super Fund tax queries 2022

Hi Wendy

Happy New Year, I hope it's a great one for you.

There's just a few items needed for the Super Fund tax please:-

1. Colonial First State – please provide the full report called “Summary Report” from 1 July 2021 to 30 June 2022 (snip below to show you what the front cover of the report looks like, but please include all pages).
2. Colonial First State – Capital Gains tax statement for the redemption of the Firstrate Saver account (\$6952.94)
3. ASIC fees \$56 & \$276 – did you pay these after 1 July 2022 (they were due by 28 July 2022)
4. Investment Strategy -  
The ATO are focusing on SMSF's management of their investment strategy.  
Please follow the below link to read through the ATO's information for investment strategies.  
<https://www.ato.gov.au/super/self-managed-super-funds/investing/your-investment-strategy/>  
(if the link doesn't go through to the website, then you can cut and paste it into your browser).

6-1

Gerretzen Super Fund  
Summary of Quantity Surveyor Report  
93/31 Archipelago St, Pacific Pines

- Plant & Equipment

Year	Claim	Closing WDV	15557 Total Cost
			15557
2016	3626	11931	
2017	3088	8843	
2018	2362	6481	
2019	2195	4286	
2020	1418	2868	
2021	1075	1793	
2022	673	1120	
2023	418	702	
2024	263	439	
2025	165	274	
2026	105	169	
2027	65	104	
2028	42	62	
2029	26	36	
2030	16	20	
2031	10	10	
2032	6	4	
2033	3	1	
2034	1	0	

POSTED

6.2

# BMT Tax Depreciation

QUANTITY SURVEYORS

## Diminishing value method summary

Date	Effective Life	Pooled Plant	Division 40	Division 43	Total
19-Dec-15 to 30-Jun-16	2,586	1,040	3,626	2,048	5,674
1-Jul-16 to 30-Jun-17	1,399	1,689	3,088	3,824	6,912
1-Jul-17 to 30-Jun-18	935	1,427	2,362	3,824	6,186
1-Jul-18 to 30-Jun-19	269	1,926	2,195	3,824	6,019
1-Jul-19 to 30-Jun-20	215	1,203	1,418	3,824	5,242
1-Jul-20 to 30-Jun-21	0	1,075	1,075	3,824	4,899
1-Jul-21 to 30-Jun-22	0	673	673	3,824	4,497
1-Jul-22 to 30-Jun-23	0	418	418	3,824	4,242
1-Jul-23 to 30-Jun-24	0	263	263	3,824	4,087
1-Jul-24 to 30-Jun-25	0	165	165	3,824	3,989
1-Jul-25 to 30-Jun-26	0	105	105	3,824	3,929
1-Jul-26 to 30-Jun-27	0	65	65	3,824	3,899
1-Jul-27 to 30-Jun-28	0	42	42	3,824	3,866
1-Jul-28 to 30-Jun-29	0	26	26	3,824	3,850
1-Jul-29 to 30-Jun-30	0	16	16	3,824	3,840
1-Jul-30 to 30-Jun-31	0	10	10	3,824	3,834
1-Jul-31 to 30-Jun-32	0	6	6	3,824	3,830
1-Jul-32 to 30-Jun-33	0	3	3	3,824	3,827
1-Jul-33 to 30-Jun-34	0	1	1	3,824	3,825
1-Jul-34 to 30-Jun-35	0	0	0	3,824	3,824
1-Jul-35 to 30-Jun-36	0	0	0	3,824	3,824
1-Jul-36 to 30-Jun-37	0	0	0	3,824	3,824
1-Jul-37 to 30-Jun-38	0	0	0	3,824	3,824
1-Jul-38 to 30-Jun-39	0	0	0	3,824	3,824
1-Jul-39 to 30-Jun-40	0	0	0	3,824	3,824
1-Jul-40 to 30-Jun-41	0	0	0	3,824	3,824
1-Jul-41 to 30-Jun-42	0	0	0	3,824	3,824
1-Jul-42 to 30-Jun-43	0	0	0	3,824	3,824
1-Jul-43 to 30-Jun-44	0	0	0	609	609
1-Jul-44 to 30-Jun-45	0	0	0	0	0
1-Jul-45 to 30-Jun-46	0	0	0	0	0
1-Jul-46 to 30-Jun-47	0	0	0	0	0
1-Jul-47 to 30-Jun-48	0	0	0	0	0
1-Jul-48 to 30-Jun-49	0	0	0	0	0
1-Jul-49 to 30-Jun-50	0	0	0	0	0
1-Jul-50 to 30-Jun-51	0	0	0	0	0
1-Jul-51 to 30-Jun-52	0	0	0	0	0
1-Jul-52 to 30-Jun-53	0	0	0	0	0
1-Jul-53 to 30-Jun-54	0	0	0	0	0
1-Jul-54 to 30-Jun-55	0	0	0	0	0
1-Jul-55 to 30-Jun-56	0	0	0	0	0
<b>Total</b>	<b>5,404</b>	<b>10,153</b>	<b>15,557</b>	<b>105,905</b>	<b>121,462</b>

**POSTED**

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# OnePath

24 June 2021

POLICY OWNER(S)

Gerretzen Investments Pty Ltd

POLICY NUMBER

1004682529



Gerretzen Investments Pty Ltd  
ATF The Gerretzen Super Fund  
18 Makemo Street  
PACIFIC PINES QLD 4211

041/123/134

## It's time to review your life insurance.

Thank you for continuing to trust us to protect what matters through your OneCare held through super policy.

As your life changes, so should your insurance. This Annual Review Pack includes important information about any changes to your policy, cover and premium, and what you can do to make sure it suits your needs best.

### WHAT'S CHANGED WITH YOUR PREMIUM

One or more of your covers has **indexation** applied to the amount you're insured for. This acts as 'inflation protection' for your cover (see page 4).

Your cover is on a **stepped premium**, which means it's increased due to age. There may be other changes that apply as well (see page 3).

We have increased the premium for your cover in addition to the usual annual changes (such as age and indexation increases). This increase applies to all policies like yours, and is necessary due to a significant rise in claims, amongst other factors.

**Take a look at the information guide accompanying this letter for more details.**

### What's included in this Review Pack

- ✓ A quick summary of your cover
- ✓ A detailed overview of your cover in the Policy Schedule
- ✓ Information about your premium and any changes to your premium, policy or cover
- ✓ Things you need to know when reviewing your cover
- ✓ How to make a claim.

Your annual premium is **\$1,777.31**

Payment method  
**Cheque**

You've chosen to pay your premium annually via cheque. If you don't need to make changes, please mail your payment to Reply Paid 4148, Sydney NSW 2001 by 5 August 2021.

Because you pay your premium annually, you are saving 6% compared with monthly payments.

### YOUR COVER SNAPSHOT

Here is a view of some of your cover. For a detailed look, please see the attached Policy Schedule.



Wendy  
you are now insured for

Life Cover	\$330,750
Total & Permanent Disability Cover	\$330,750

CRN 1004 6825 294

Bill code 180 844 - One Path.

TRN 00020 528 542 - BPay-IB

\$1777-31 05.08.21



1800 000 000



1800 000 000

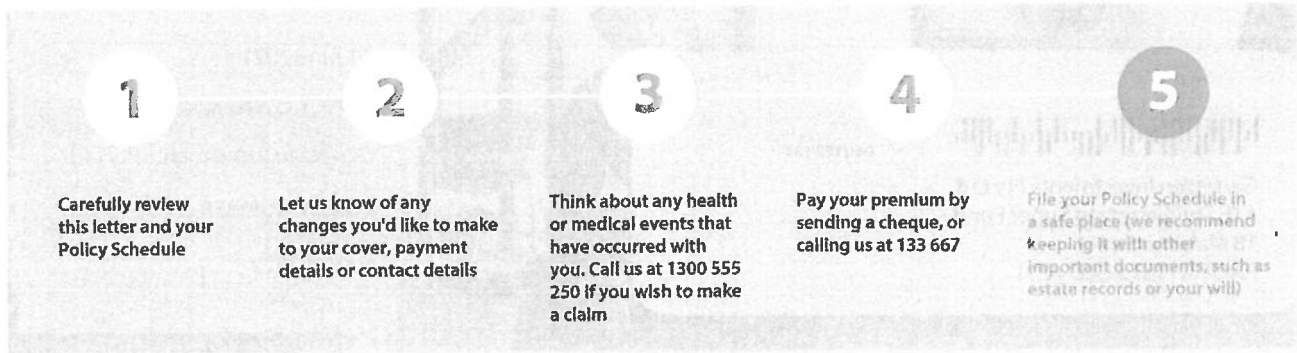


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# What you need to do next



## You're in control of your insurance cover







Your OnePath Life policy is flexible, and you may wish to consider making changes to your policy to ensure it is right for you. You're in control and can make choices that affect your premium, such as:

- ✓ Changing your cover levels
- ✓ Linking multiple insurance policies with us
- ✓ Changing your premium payment frequency
- ✓ Adding or removing any extra cost options
- ✓ Turning indexation on or off

To learn more about reviewing your cover, visit [onepathclarity.com.au/go/review](http://onepathclarity.com.au/go/review)

## Do you need to change your cover?

Read your Policy Schedule carefully and talk to your adviser so you can ensure your cover suits your circumstances. Here are **some** things that you might want to consider during your review:

-  Have you expanded your family?
-  Do you need to update your beneficiaries?
-  Has your health improved – can you apply to review any loadings or medical exclusions?
-  Have you increased or decreased your debts?
-  Have key people left or joined the business?
-  Have you entered into any new agreements with other owners or parties in your business?

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# Your premiums

## How your premium is calculated

There are many factors that can affect how your premium is calculated. These can include (but are not limited to):

- ✓ The amount and type of cover
- ✓ Higher risk occupations or hobbies
- ✓ Your smoking status
- ✓ Your health
- ✓ Your age and gender
- ✓ Whether you've chosen to pay stepped or level premiums
- ✓ Whether you've selected indexation
- ✓ How many lives you cover in your policy
- ✓ How frequently you pay your premium
- ✓ Where you live

Read more about how life insurance premiums are calculated at [onepathclarity.com.au/go/premiums](http://onepathclarity.com.au/go/premiums)

## Stepped and level premiums

### Your cover is on a stepped premium

The difference between stepped and level premiums can be a major factor in how your premium is calculated.

**With stepped premiums,** the cost of your cover is recalculated each year based on your age at your policy anniversary. As you get older, your health and personal risks generally increase, as does the likelihood that you may claim. This generally means your premium will increase each year as you age.

**With level premiums,** the cost of your cover is based on your age when any cover started. Your premium is generally averaged out over a number of years, so you avoid increases in your premium due to age. Your cover is more expensive than stepped premiums at the start of your policy, but generally gets cheaper than stepped premiums through the life of your policy.

Please note that level premiums are not guaranteed, and life insurers have increased level premiums in the past (and may do so again in the future). It's important to remember that age is only one factor in calculating premiums. Others, such as claims trends and interest rates, can also have an impact.

You can also choose a combination of stepped and level premiums on the same policy.

If you want to read more about stepped and level premiums, and why level premiums may go up, head to [onepathclarity.com.au/go/differentpremiums](http://onepathclarity.com.au/go/differentpremiums)



If any of your circumstances regarding these factors changes, or if you have questions about any of them, please contact your financial adviser Danielle Tyley on 0412827068 or call us at 133 667 for help.

# Your premiums

## Indexation

Indexation applies to one or more of your covers, which means your sum insured has been increased to keep up with the cost of living. As your sum insured increases, so does your premium.

Think of indexation as a kind of "inflation protection" that helps to maintain the value of your cover over time, as living costs increase.

This indexation rate is 5% for your lump sum cover.

**If you want to accept indexation on your cover, you don't need to do anything.**

**If you've changed your mind, you can decline to accept indexation on some or all of your covers (either for this year or permanently), and keep your amount insured at the same level, but it may not give you the same value in the future as it does today.**

Please speak to your financial adviser Danielle Tyley on 0412827068, or call us on 133 667 to make any changes or ask any questions.

To learn what indexation might mean for you in the future, head to [onepathclarity.com.au/go/indexation](http://onepathclarity.com.au/go/indexation)

Cover	With Indexation		Without Indexation	
	Amount Insured	Annual Premium	Amount Insured	Annual Premium
<i>Wendy Gerretzen</i>				
Life Cover	\$330,750	\$1,173.87	\$315,000	\$1,120.91
Super TPD (Non-working)	\$330,750	\$603.44	\$315,000	\$576.22

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# Go further with OnePath Life

Being a OnePath Life customer means you get more than just the cover offered by your life insurance.



### Get the clarity you deserve

You deserve to know exactly how your insurance works. Head to OnePath Clarity to learn about types of cover, maximising the value of your cover, how your premium is calculated and how to make a claim.

Visit [onepathclarity.com.au](http://onepathclarity.com.au) for more information



### Earn Qantas Points on your premiums

FREQUENT FLYER

---

**EARN 1 POINT**  
 FOR EVERY \$1 OF PREMIUM  
 PAID ON ELIGIBLE  
 ONEPATH POLICIES\*

Conditions apply



### We are going paperless

You can receive some of your important insurance documents via email so you can access information you need faster. To protect your privacy, these documents will be password encrypted.

What you need to do:

- 1 Please let us know what your **email address and mobile number** is – we currently don't have these details on record
- 2 Make a note of the password we send via SMS when you do get an email from us

Not everything has been switched over to email yet, so you may still receive some documents in the post.

If you'd prefer to continue receiving these documents by post, you do not need to do anything.

Call us on 133 667 to change your communication preferences and contact details at any time.



\*You must be a Qantas Frequent Flyer member and correctly register your Qantas Frequent Flyer membership details with OnePath Life Limited (OnePath Life) to earn Qantas Points on eligible insurance policies. Eligible insurance policies are OneCare, OneCare Super, SmartCare and World of Protection. A joining fee usually applies. However, OnePath Life has arranged for this to be waived for new customers who join at [qantas.com/onepathjoin](http://qantas.com/onepathjoin). This complimentary join offer may be withdrawn at any time. Membership and points are subject to Qantas Frequent Flyer program terms and conditions available at [qantas.com/terms](http://qantas.com/terms). The maximum number of points you can earn on eligible policies is capped at 20,000 points per year, per policy. Qantas Points accrue in accordance with and subject to the 'OnePath and Qantas Frequent Flyer Rewards terms and conditions' available at [onepath.com.au/qff-terms-conditions](http://onepath.com.au/qff-terms-conditions). Qantas does not endorse, is not responsible for and does not provide any advice, opinion or recommendation about this product or the information provided by OnePath Life in this communication.

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## Important things to remember

### Have you had any medical events, injuries or illness?

It can sometimes be easy to forget what you're covered for, and you may be able to claim against something that's happened to you since you took your policy out.

**Please consider if anything has happened to you, and call us at 1300 555 250** if you wish to make a claim. Our Life Insurance specialists will advise you on what's claimable on your policy, as well as guide you and make sure you're taken care of from the first step in the claims process to the last.

To learn more about the claims process and what it means for you and your beneficiaries, please visit [onepathclarity.com.au/go/claimsprocess](http://onepathclarity.com.au/go/claimsprocess)

**9/10** We're in the business of paying claims

It's our job to be there for you when you need to make a claim, to provide you with complete support when it matters most.

**It's why we pay over 9 of every 10 claims we get – because we're in the business of paying claims.**

Visit [onepathclarity.com.au](http://onepathclarity.com.au) to learn more about the claims process, read claims stories and see why some claims aren't paid.

### Have confidence in your cover

Your OneCare held through super is a Guaranteed Renewable policy. This means that as long as you keep paying your premiums, your coverage continues, and your policy terms and conditions **cannot** be reduced or cancelled – even if your health declines or your personal risks increase. For example, if you're diagnosed with diabetes or even choose to start base jumping two days after you take out your policy, you're guaranteed to have the same cover, for the same price. In fact, you don't even have to tell us about these changes.

To find out more, visit [onepathclarity.com.au/go/advantage](http://onepathclarity.com.au/go/advantage)

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## Are you in difficulty?

Life insurance is all about long-term certainty, but sometimes that certainty comes under immediate pressure.

As your life insurer, we take very seriously our responsibility to ensure you are supported if you are experiencing financial hardship.

Your product is flexible, and there are various ways that we can support you to make sure you can stay protected as you navigate through the difficulties you might be experiencing.

Visit [onepathclarity.com.au/go/support](http://onepathclarity.com.au/go/support) to see some options you can consider to reduce the costs of your cover, and give you valuable breathing space.

To discuss lowering your premium, or for anything else to do with your cover, please speak to your financial adviser, Danielle Tyley at 0412827068, or call us on 133 667. We're here to support you.

## Considering your need for cover at all?

If you are thinking about cancelling your cover, it's important to consider the risks to you and your beneficiaries if life takes an unexpected turn for the worse – specifically, that you'll have no cover in place should a claimable event occur.

Also, if you are considering replacing your cover with another policy with us or another insurer, you may not be able to get cover at all or have access to the same terms, or you may have to pay a higher premium if your health has changed. The same may apply if you cancel your cover and at a later time apply again for cover.

## We're here for you

If you have any questions about your cover or you wish to change something, please call your financial adviser, Danielle Tyley on 0412827068, or call us at 133 667. Thank you for your trust – we're here to protect you.

Sincerely,

Customer Service Team

OnePath Life

### Important Information

OnePath Life Limited ABN 33 009 657 176, AFSL 238341 (OnePath Life) is the issuer of OneCare. This includes OneCare External Master Trust and OneCare SMSF. OnePath Custodians Pty Limited ABN 12 008 508 496, AFSL 238346 (OnePath Custodians) is the issuer of OneCare Super. OnePath Custodians is not a related body corporate of OnePath Life.

This information is of a general nature and does not take into account your personal needs and financial circumstances. You should consider the appropriateness of the information, having regard to your objectives, financial situation and needs.

You should read the OneCare Product Disclosure Statement and policy terms (PDS) available online at [onepath.com.au](http://onepath.com.au) or by calling 133 667 before deciding whether to acquire, or to continue to hold, this product.

MJAE-016220-2020



OnePath Life



OnePath Life Limited



OnePath Life Limited



OnePath Life Limited  
ABN 33 009 657 176 AFSL 238341  
onpath.com.au

DATE  
24 June 2021

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**YOUR POLICY SUMMARY**

Policy number: 1004682529  
Policy owner(s):  
Gerretzen Investments Pty Ltd  
Fund name:  
The Gerretzen Super Fund  
Policy start date: 5 August 2014  
Policy anniversary date: 5 August

**ONECARE  
POLICY SCHEDULE**

	First name	Surname	Date of birth	Gender
Life/lives insured:	Wendy	Gerretzen	31 January 1965	Female

Annual premium\*: \$1,777.31

Includes:

Policy Fee(s)\*: \$93.40

\*Includes stamp duty if applicable.

You should keep this Policy Schedule in a secure place, along with your other insurance policy documents, as they will be required when you make a claim. If you lose the Policy Schedule, Policy Terms or any of your other insurance documents you can contact us for a replacement copy. We may charge a fee to cover our costs in issuing a replacement. The amounts insured under this policy are subject to the Policy Schedule, Policy Terms and any other notice issued by us to you. OnePath Life Limited (ABN 33 009 657 176, AFSL 238341) (OnePath Life) is the Issuer of the product.

# ONECARE POLICY SCHEDULE

DATE

24 June 2021

Policy Number

1004682529

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Life Insured: Wendy Gerretzen

## LIFE COVER WITH OPTIONAL TPD COVER

Cover type	Amount insured	Annual premium	Indexation	Cover start date	Cover expiry date
Life Cover	\$330,750	\$1,173.87	Yes	5 August 2014	4 August 2095
Super TPD (Non-working)	\$330,750	\$603.44	Yes	5 August 2014	4 August 2040

### Options

Benefit payment type: Lump sum  
Premium type: Stepped premium  
Occupation category†: I  
Smoker†: No

### Optional extras

Premium Waiver Disability Option: No  
Business Guarantee Option: No  
Double TPD Option: No

† Last recorded details. If any of this information has changed, you can let us know by contacting Customer Services on 133 667.

### PAYING YOUR PREMIUM

#### 1. Periodic payments

You may choose to pay your future premium payments by periodic deductions from your:

- ✓ MasterCard
- ✓ VISA or
- ✓ Nominated bank account.

To make arrangements for direct debits, or to update your credit card or bank account details, you will need to sign and complete a Direct Debit Request form authorising your request. Please contact your adviser or Customer Services on 133 667 to obtain a form.

#### 2. Phone

MasterCard or VISA.  
Please contact Customer Services on 133 667.

#### 3. Pay by mail

Return the Payment Advice below either with your cheque attached or fill in your credit card details.

Post to:

**OnePath Life Limited**  
**Reply Paid 4148**  
**Sydney NSW 2001**

Please make cheques payable to **OnePath Life Limited** and remember to write your policy number and the name of the life insured on the back. **Please do not mail cash.**

#### Payment changes

If you pay your premiums by Direct Debit, you have the option of paying monthly, half-yearly or annually. If you wish to change how often you make payments, please notify us in writing at least 14 days before the next debit is due. Don't forget to include your policy number in your correspondence. Please post your request to **OnePath Life Limited, Reply Paid 4148, Sydney, NSW, 2001.**

#### Your responsibility

If you don't pay your policy premium by the due date, the policy may lapse and your valuable protection will be lost. Of course, you may reapply for cover but your application may have to be reassessed and you could be required to provide updated information about your health and pastimes.

#### Enquiries

Call Customer Services on 133 667, weekdays between 8:30am and 6:00pm (AEST).

#### Privacy Policy

I/We acknowledge and consent to the collection, use, storage and disclosure of my/our personal information (including health and other sensitive information) as described in the Product Disclosure Statement and the OnePath Privacy Policy, which is available at OnePath's website [www.onepath.com.au/insurance/privacy-policy](http://www.onepath.com.au/insurance/privacy-policy) or by calling Customer Services on 133 667.

If I have provided information about another person in this application (for example a beneficiary or life insured), I declare that I have the consent of that person to do so. If I give OnePath personal information about someone else, I understand that OnePath requires me to show them a copy of the Product Disclosure Statement and OnePath's Privacy Policy so that they may understand the manner in which their personal information may be used or disclosed by OnePath and their related entities.

### PAYMENT ADVICE

#### Credit card payment authorisation

To pay this premium payment only by credit card, please complete this form. Should you wish to make regular premium payment by credit card, please contact Customer Services on 133 667 and an appropriate authorisation will be forwarded to you.

Please debit my

<input type="checkbox"/>	MasterCard	<input type="checkbox"/>	VISA
Card Number		Payment amount \$	

Expiry Date

\_\_\_\_ / \_\_\_\_

Cardholder name

\_\_\_\_\_

Signature

X \_\_\_\_\_

Date (dd/mm/yyyy)

\_\_\_\_\_



Reply Paid 4148, Sydney NSW 2001



Gerretzen Investments Pty Ltd  
ATF The Gerretzen Super Fund  
18 Makemo Street  
PACIFIC PINES QLD 4211

**Product Name:**  
OneCare  
**Policy owner(s):**  
Gerretzen Investments Pty Ltd  
**Policy Number:**  
1004682529

24 June 2021

## PREMIUM DUE

Dear Trustee,

Thank you for choosing OnePath for your insurance needs. The premium for your policy is now due.

To maintain the valuable protection provided by your policy, please pay the premium amount of \$1,777.31 by 5 August 2021. Our records show that your preferred method of payment is by cheque. Please send your cheque payment to us with the payment slip below to the address shown.

Alternatively, you can pay the premium amount due by using any of the methods shown on the reverse side of this letter.

Kind Regards,  
Customer Service Team

OnePath Life Limited  
ABN 33 009 657 176 AFSL 238341  
onepath.com.au

## PAYMENT ADVICE

**OnePath Life Limited**  
**Reply Paid 4148**  
**Sydney NSW 2001**

**Please return this section with your payment**

<b>Amount Due</b>	\$1,777.31
<b>Due Date</b>	5 August 2021
<b>Policy Number</b>	1004682529
<b>First Life Insured</b>	Gerretzen Investments Pty Ltd

**The Gerretzen Super Fund  
General Ledger**



As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
<b>Property Expenses - Council Rates (41960)</b>					
<u>93/31 Archipelago Street, Pacific Pines (93/31ARCH)</u>					
19/08/2021	BPAY DEBIT VIA INTERNET COGC RATES 227188117 REFERENCE NUMBER 7790760		1,018.05	9-1	1,018.05 DR
17/02/2022	BPAY DEBIT VIA INTERNET COGC - RATES 227188117 REFERENCE NUMBER 63038670		972.75	} 1018 9-3	1,990.80 DR
19/03/2022	BPAY DEBIT VIA INTERNET COGC RATES 227188117 REFERENCE NUMBER 13855520	9-5	45.58		2,036.38 DR
			<b>2,036.38</b>		<b>2,036.38 DR</b>
<b>Property Expenses - Garden and Lawn (41970)</b>					
<u>93/31 Archipelago Street, Pacific Pines (93/31ARCH)</u>					
30/06/2022	T/up agent statement		462.00		462.00 DR
			<b>462.00</b>		<b>462.00 DR</b>
<b>Property Expenses - Interest on Loans (42010)</b>					
<u>Interest - Bank of Melbourne ***3900 (93/31ARCH)</u>					
17/07/2021	INTEREST		937.35	} 18	937.35 DR
17/08/2021	INTEREST		967.07		1,904.42 DR
17/09/2021	INTEREST		965.69		2,870.11 DR
14/10/2021	DISCHARGE INT		808.44		3,678.55 DR
			<b>3,678.55</b>		<b>3,678.55 DR</b>
<u>Interest - Better Mortgage ***1492 (BM1492)</u>					
14/11/2021	Regular Interest Charge		645.30	} 19	645.30 DR
14/12/2021	Regular Interest Charge		623.40		1,268.70 DR
14/01/2022	Interest		642.75		1,911.45 DR
14/02/2022	Interest		641.51		2,552.96 DR
14/03/2022	Interest		578.30		3,131.26 DR
14/04/2022	Interest		638.80		3,770.06 DR
14/05/2022	Interest		616.98		4,387.04 DR
14/06/2022	Interest		673.27		5,060.31 DR
			<b>5,060.31</b>		<b>5,060.31 DR</b>
<b>Property Expenses - Repairs Maintenance (42060)</b>					
<u>93/31 Archipelago Street, Pacific Pines (93/31ARCH)</u>					
30/06/2022	T/up agent statement		288.62	379 \$2750 \$94-12 \$88 } 10	288.62 DR
			<b>288.62</b>		<b>288.62 DR</b>
<b>Property Expenses - Stationery, Phone and Postage (42090)</b>					
<u>93/31 Archipelago Street, Pacific Pines (93/31ARCH)</u>					
30/06/2022	T/up agent statement		105.60		105.60 DR
			<b>105.60</b>		<b>105.60 DR</b>
<b>Property Expenses - Strata Levy Fees (42100)</b>					
<u>93/31 Archipelago Street, Pacific Pines (93/31ARCH)</u>					
01/08/2021	BPAY DEBIT VIA INTERNET STRATAPAY- LEVY 140169864 REFERENCE NUMBER 79492700		1,178.17	11-1	1,178.17 DR
01/11/2021	BPAY DEBIT VIA INTERNET STRATAPAY- LEVY 140169864 REFERENCE NUMBER 99718610		1,216.17	11-2	2,394.34 DR

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**The Gerretzen Super Fund  
General Ledger**



As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
25/03/2022	BPAY DEBIT VIA INTERNET STRATAPAY-LEVY 140169864 REFERENCE NUMBER 230590		1,241.64	11-3	3,635.98 DR
02/05/2022	BPAY DEBIT VIA INTERNET STRATAPAY-LEVY 140169864 REFERENCE NUMBER 52359330		1,241.64	11-4	4,877.62 DR
			<b>4,877.62</b>		<b>4,877.62 DR</b>
<b>Property Expenses - Water Rates (42150)</b>					
<u>93/31 Archipelago Street, Pacific Pines (93/31ARCH)</u>					
26/08/2021	BPAY DEBIT VIA INTERNET GCCC WATER 827188117 REFERENCE NUMBER 13852632		431.66	12-1	431.66 DR
02/12/2021	BPAY DEBIT VIA INTERNET GCCC WATER 827188117 REFERENCE NUMBER 50783390		515.29	12-4	946.95 DR
10/03/2022	BPAY DEBIT VIA INTERNET GCCC - WATER - 827188117 REFERENCE NUMBER 46113400		538.89	12-6	1,485.84 DR
			<b>1,485.84</b>		<b>1,485.84 DR</b>
<b>Property Expenses - Borrowing costs (42200)</b>					
<u>93/31 Archipelago Street, Pacific Pines (93/31ARCH)</u>					
14/10/2021	DISCHARGE FEE 0.00 16 Oct 2021 Closing Balance		350.00	18-1	350.00 DR
14/10/2021	Other Payment Surplus Funds Confirmed by Treasury (BSB-ANZ01)			181.06	168.94 DR
30/06/2022	T/up borrowing costs per schedule		321.11	] 13-1	490.05 DR
30/06/2022	T/up borrowing costs per schedule		106.33		596.38 DR
			<b>777.44</b>	<b>181.06</b>	<b>596.38 DR</b>

**Total Debits: 18,772.36**

**Total Credits: 181.06**